



4 Park Close, Silverton, EX5 4JN
£270,000

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Offered to the market for the very first time is this wonderful three bedroom home located in the desirable village of Silverton.

Description

Step inside via the welcoming entrance hallway, where the sense of space and flow immediately sets the tone for the rest of the home. The ground floor features a generous lounge, perfect for both relaxing evenings and entertaining guests, alongside a modern fitted kitchen offering ample storage and practical workspace. Completing the layout is the added convenience of a downstairs WC, ideal for family life and visitors alike.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, combining comfort, style, and functionality. The layout is thoughtfully designed for modern living, allowing you to move straight in while still offering scope to personalise and make it your own.

Externally, the home benefits from a good-sized rear garden, ideal for children, pets, or summer gatherings with friends and family. A useful side passage provides secure and direct access to the garden, where a versatile shed/store is located. This space is electrically wired, making it perfect for use as a workshop, home office, or additional storage.

The property underwent a comprehensive renovation in 2019, including a full electrical rewire, a brand-new gas central heating system, and a modern kitchen installation—offering peace of mind and added value for the next owners. Further enhancing the home are owned solar panels fitted to the roof, providing an eco-friendly and cost-effective energy solution.

Services, Council Tax & Tenure

All Mains Connected
Council Tax Band - B
Freehold
Approx Mobile Speeds - EE, O2, Three, Vodafone - Likely
Ofcom Broadband Speeds - Ultrafast - 1800mbs

Silverton


Silverton is a village around 5 miles north of Exeter. There are local amenities including a local butchers, a hairdresser, a convenience store, post office and local country pub.

Sales enquiries

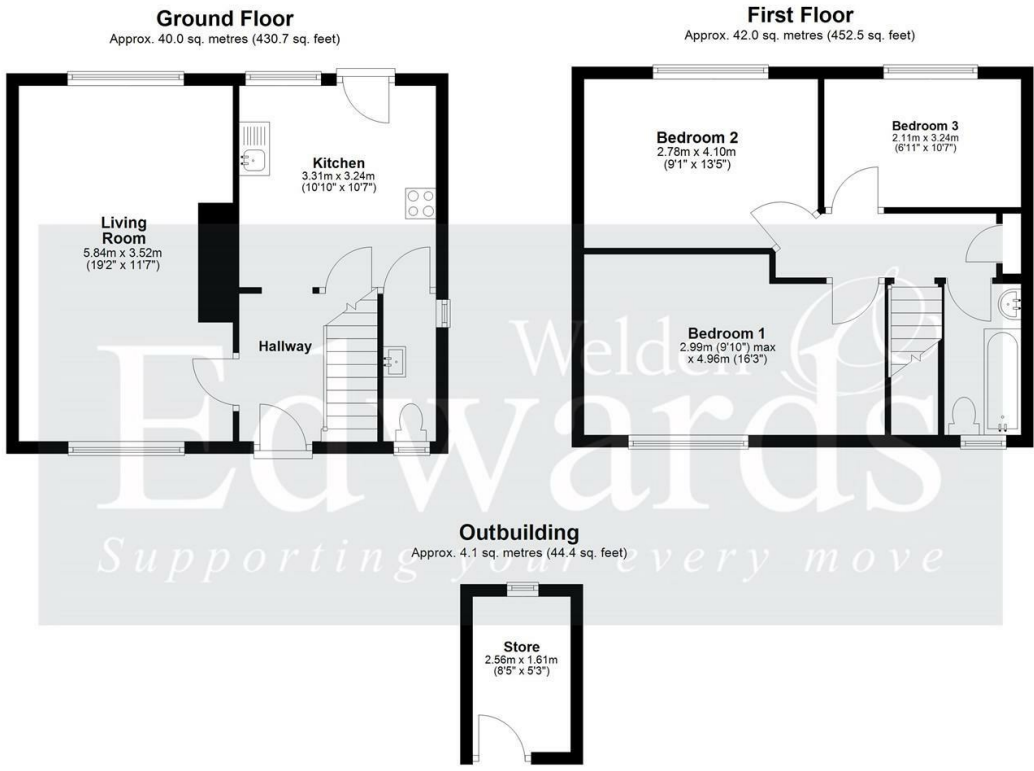
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Total area: approx. 86.2 sq. metres (927.5 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.



