



French Cottage, 4 High Street, Silverton, Exeter, Devon, EX5 4JD

Guide Price £475,000

- Superb spacious living room with large wood burner
- Downstairs bedroom/study
- Kitchen/breakfast room with electric Aga
- Upstairs bathroom
- South facing walled gardens
- Separate dining room/ reception or hallway
- Downstairs shower room
- Three double bedrooms
- Gas central heating
- Driveway parking with covered car port

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



4 High Street, Exeter EX5 4JD

Watch the Seddons' Video Tour Offering spacious accommodation, this detached character property is situated in a quiet position in the very heart of the village within easy walking distance of all local amenities. With driveway parking and a south facing walled garden. No onward chain.



Council Tax Band: E



LongDescription

The property has been extended on both sides to create a generous family home on a tucked away plot right in the centre of this sought after village.

Downstairs, the main entrance leads into the dining room, which could be used as a second reception room or large hallway, with stairs leading to the first floor. Adjacent to this is a downstairs bedroom or large study. A wonderful large sitting room features a semi vaulted ceiling and large wood burning stove. Dual aspect windows allow a good flow of light through with three large windows overlooking the garden.

At the rear, there is a downstairs shower/wet room which is disability modified. To the side there is a kitchen/breakfast room with tiled flooring and fitted with neutral shaker style units with integral double oven and fridge/freezer. At the rear is a good sized larder/utility cupboard housing the gas boiler. A large window in the dining area provides a pleasant outlook overlooking the garden and a door gives access to the garden & parking area.

Upstairs there are three double bedrooms, all with windows overlooking the garden, a large storage cupboard on the landing and an additional airing cupboard. There is a good sized family bathroom fitting with a neutral white suite.

Outside benefits from attractive south facing walled cottage gardens, with a paved area to the side with covered car port offering driveway parking with sliding metal gate onto Parsonage Lane.

Services: Mains gas, electricity, water & drainage.

Tenure: Freehold

Council Tax: E

Local Authority: Mid Devon Council

Silverton is a sought after Exe Valley village with a thriving community atmosphere and an excellent range of clubs, activities and local amenities, which include a doctor's surgery, a primary school, mini supermarket and post office, several churches, a

village hall, hairdressers, recreation ground and play park and popular local inns. The village lies conveniently for easy access to the more extensive services of the cathedral city of Exeter, accessible by either bus or car along the A396 Exe Valley road, approximately 15 minutes' drive.

Exeter - c.9 miles

Cullompton/Junction 28 of M5 - c.8 miles

Tiverton - c.10 miles

Tiverton Parkway Station - c.17 miles

Exeter International Airport - c.11 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens.



Directions

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

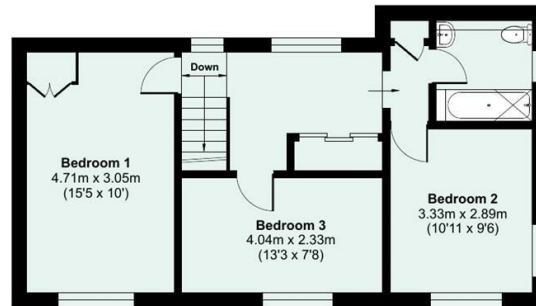
EPC Rating:

D

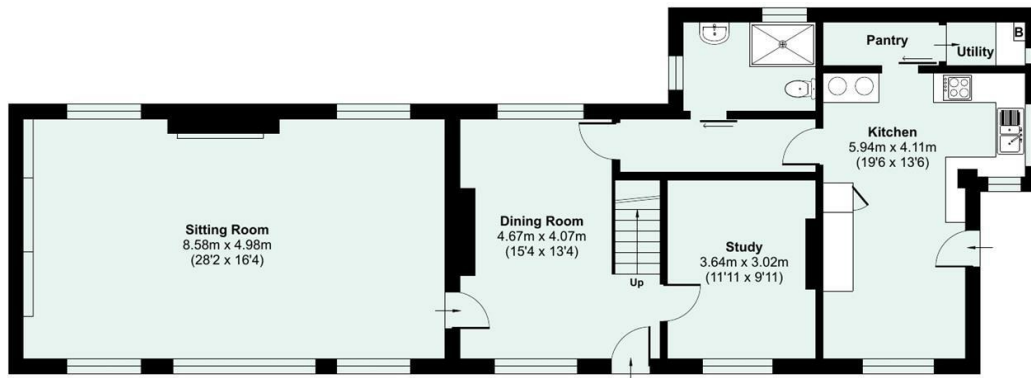
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1725 sq ft / 160.2 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Total = 1729 sq ft / 160.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1411316

