

Guide Price £475,000



3 Old Butterleigh Road, Silverton, Exeter, Devon, EX5 4JE

- Generous sitting/dining room with patio doors
- Downstairs double bedroom
- Two spacious first floor double bedrooms
- LPG gas central heating
- Ample driveway parking for several vehicles
- Modern fitted kitchen
- Downstairs bathroom
- Upstairs shower room
- Mature lawned gardens with open view
- Garage & storage shed

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A three bedroom chalet bungalow with wonderful mature gardens and open views over the meadows, situated on the edge of the village. No onward chain.



Council Tax Band: D



LongDescription

This detached bungalow is situated in a peaceful position with attractive views out over parkland and with generous mature rear gardens. At the front is ample paved driveway parking with scope to extend this further and mature front gardens, set back from the road. Downstairs there is a useful entrance lobby leading into the hall. There is a double bedroom downstairs with pleasant outlook over the front garden with modern downstairs bathroom adjacent. A spacious triple aspect sitting/dining features large sliding patio doors which open out onto the garden, offering superb views out over the garden and parkland beyond. The kitchen is fitted with a good range of modern units with plenty of work surfaces incorporating a double oven and ceramic hob. Upstairs are two spacious double bedrooms with large windows overlooking the garden and towards Prispen House and gardens. In addition there is a modern shower room upstairs. Outside there is a single garage with driveway parking and mature front gardens. A gate to the side provides privacy and security which allows access into the garden. The generous rear garden has been well maintained, with lawn surrounded by mature shrub borders and trees with paved patio at the rear, leading round to the side of the property. There is a



garden shed and the brook runs through the bottom of the garden with additional garden area the other side bordering open fields. There are attractive views over the fishing pond and towards Prispen House from the garden and property. Services: LPG gas central heating, mains electricity, water & drainage. Tenure: Freehold Council Tax: D 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.

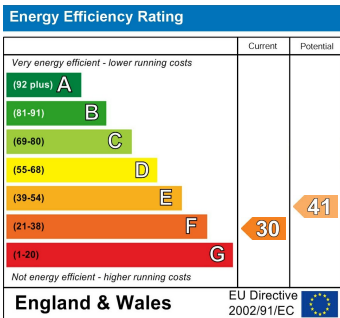
Directions

DIRECTIONS:

Viewings

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

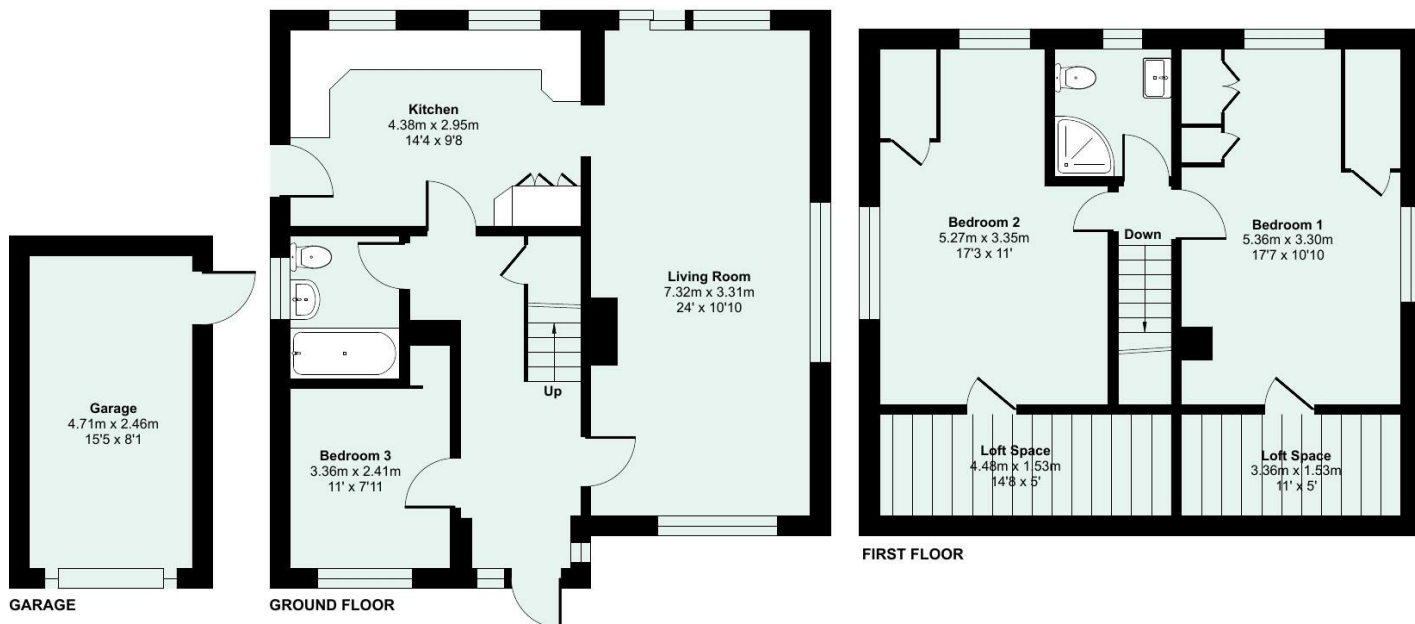
EPC Rating:





Approximate Area = 1133 sq ft / 105.2 sq m
 Limited Use Area(s) = 117 sq ft / 10.8 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1375 sq ft / 127.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1497829



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