

Guide Price £340,000



32 Hederman Close, Silverton, Exeter, Devon, EX5 4HW

- Quiet cul-de-sac position
- Modern fitted kitchen
- Two double bedrooms & third single
- Gas central heating & double glazed throughout
- Single garage and driveway parking
- Open plan living/dining room
- Downstairs WC
- Modern shower room
- Mature lawned gardens with garage access
- Walking distance of all village amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

32 Hederman Close, Exeter EX5 4HW

Watch the Seddons Video Tour A three bedroom detached home situated in a well regarded and quiet development with modern kitchen and shower room. Attractive and mature private rear garden. No onward chain.



Council Tax Band: D



LongDescription

The property offers scope to improve but generally has been well maintained with an upgraded kitchen and shower room, with the external decoration in good order.

Downstairs comprises of an entrance hallway with downstairs WC.

The living/dining room have been knocked through creating a dual aspect living space with a good flow of natural light. The kitchen has been upgraded with modern fitted units incorporating an integrated double oven and gas hob with access door to the garden. Upstairs there are two good double bedrooms with a third single bedroom and a modern shower room with storage cupboard on the landing.

Outside there is a level rear garden with good lawn area surrounded by mature shrub borders and hedging, backing onto fields.

A useful door to the rear provides access into a single garage.

At the front of the property is lawned front garden with driveway parking and garage access.

Services: Mains gas, electricity, water and drainage

Tenure: Freehold

Council Tax: D

Local Authority: Mid Devon District Council

Hederman Close is a well positioned tucked away cul-de-sac, on the edge of the village but within walking distance of the primary school and all village amenities backing onto fields. Silverton is a much 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.



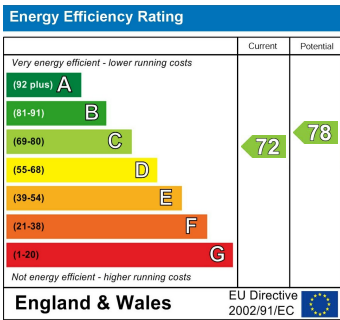
Directions

DIRECTIONS:

Viewings

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

EPC Rating:



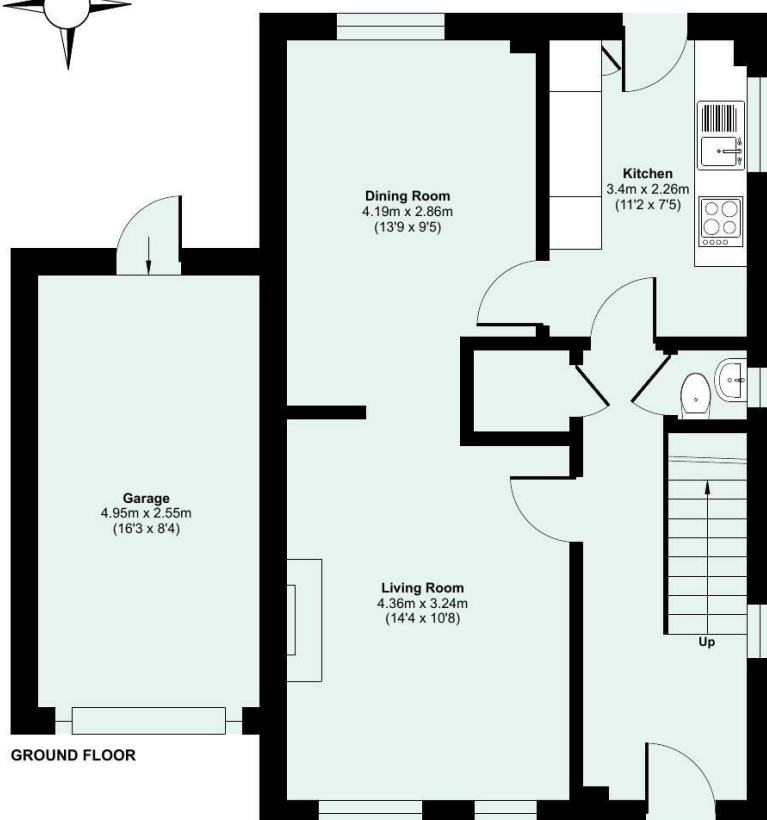


Approximate Area = 988 sq ft / 91.7 sq m

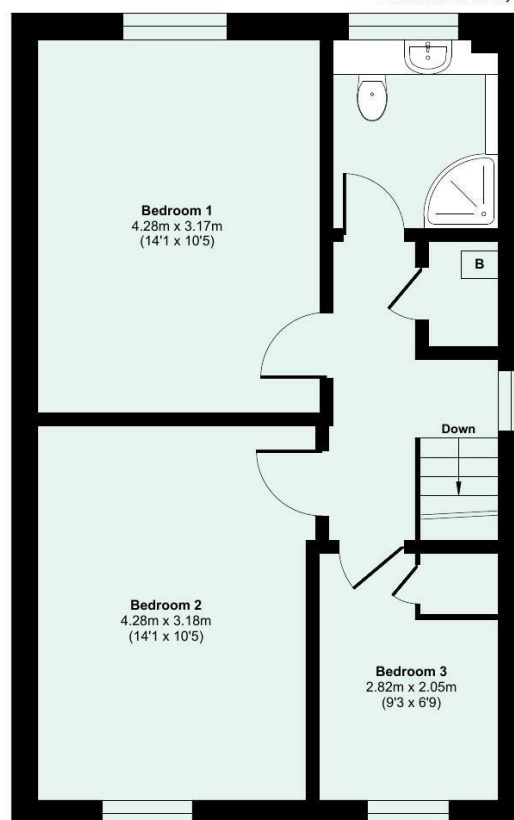
Garage = 136 sq ft / 12.6 sq m

Total = 1124 sq ft / 104.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1524982.

