

# 1b Perratts Cottages

Exeter, EX5 4HX

**£210,000**  
Guide price



 3  1  1 **EPC C**





- Recently redecorated
- 2 double bedrooms
- Study/cot room
- Sitting room with wood burning stove
- Modern kitchen/breakfast room
- Family bathroom & cloakroom
- Courtyard Garden
- Designated parking to the rear
- Excellent local amenities
- Exeter 10-15 mins drive



**Would you like to have a look?**  
**Contact our Cullompton office**  
**01884 32100**  
**[cullompton@seddons.com](mailto:cullompton@seddons.com)**

*Two bedroom cottage with study/cot room and courtyard garden, situated in the popular Exe Valley village of Silverton.*



### The Property

A beautifully presented cottage which has recently been redecorated by the current owners and offers spacious accommodation, including a generous sitting room with a wood-burning stove which creates a warm and cosy atmosphere and a modern kitchen breakfast room. Upstairs, there are two double bedrooms, a small study or cot room and a family bathroom. To the rear of the property, there is a designated parking space and a courtyard garden which has been paved for ease of maintenance.

Silverton has an excellent range of local amenities, which include a doctor's surgery, primary school, post office, mini supermarket and butchers, churches, a village hall, hairdressers, recreation ground, tennis court 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 10-15 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.

### Utilities

Mains gas, electricity, water and drainage

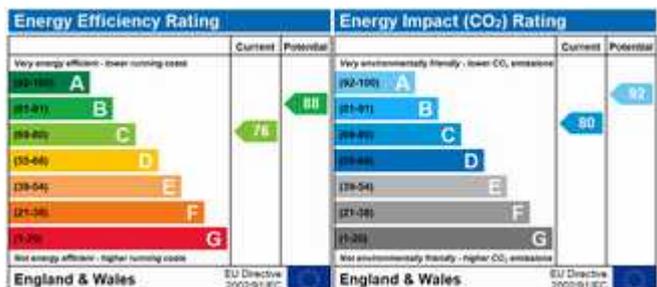
### Council Tax

Band B

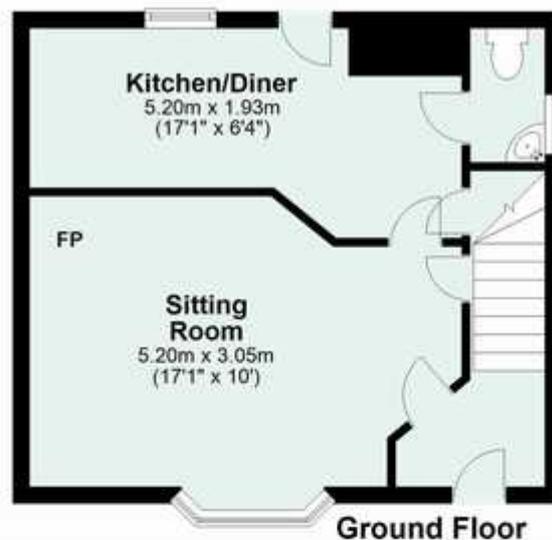
### Directions

From Seddons Cullompton office, proceed to the right and out of the town towards Exeter on the B3181. Proceed for approximately four miles and take the right turning to Killerton, Ellerhayes and Silverton. Continue through Ellerhayes until you reach the village of Silverton and at the main roundabout in the centre of the village proceed straight across and you will see the 1B Perratts Cottage opposite the turning to Exeter Road, on your left with a Seddons' board.

### Energy Performance Certificate (EPC)



## 1b Perratts Cottages, Exeter Road, Silverton, Exeter, EX5 4HX



Total area: approx. 68.5 sq. metres  
(737.6 sq. feet)



### Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

### Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.