



West of 

## Little Silver Lane

Exeter

Offers in the region of £480,000

# Little Silver Lane

Exeter O.I.R.O. £480,000

Located in a pretty hamlet on the outskirts of Exeter is this superb two double bedroom detached bungalow situated on a large corner plot and offering huge potential for further development (subject to consents). This well presented property offers light and spacious accommodation featuring; attractive double aspect living room with sliding patio door to balcony, large kitchen/breakfast room, two spacious double bedrooms - master bedroom with en-suite and bathroom with modern suite. A real feature of the property is the gardens and grounds that surround three sides of the property which include a two bedroom static caravan, arrangement of connecting outbuildings/workshops and ample off road parking.

Attractive detached bungalow on large corner plot | Two double bedrooms | Large double aspect living room with balcony | Further spacious kitchen/breakfast room | Master bedroom with en-suite | Modern bathroom | Large gardens with gated entrance | Two bedroom static caravan | Three connecting outbuildings | Potential for further development or building plot subject to consents

## APPROACH

Upvc part glazed front door to entrance hallway.

## ENTRANCE HALLWAY

13' 7" x 11' 8" (4.14m x 3.56m) (max) Light and spacious entrance hallway with Upvc double glazed window to front and side aspect. Covered ceiling. Radiator. Wood effect laminate flooring. Recess spotlights. Hatch with pull down ladder to part boarded loft space with light. Doors to living room, bedroom and bathroom. Doorway to inner hallway.

## LIVING ROOM

17' 0" x 10' 9" (5.18m x 3.28m) Bright double aspect living room with large Upvc double glazed window to rear aspect with outlook over gardens and countryside beyond and sliding Upvc double glazed patio door to enclosed balcony with outlook over the gardens and adjoining fields and countryside. Covered ceiling. Radiator. Feature fireplace with oak mantle and slate hearth with fitted multi fuel stove. Wall lighting. TV and telephone points.

## BEDROOM 2

14' 3" x 10' 9" (4.34m x 3.28m) Spacious double bedroom with large Upvc double glazed window to front aspect with outlook over the gardens. Covered ceiling. Radiator. TV point.

## BATHROOM

10' 4" x 5' 9" (3.15m x 1.75m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., pedestal hand wash basin, corner bath with tiled surround, and mixer tap with shower head attachment, sliding glass doors to large corner tiled shower enclosure with Aquajet shower. Covered ceiling. Tiled floor. Recess spotlights. Part tiled walls. Radiator.



### INNER HALLWAY

10' 5" x 3' 2" (3.18m x 0.97m) Hallway leading to bedroom and kitchen/breakfast room. Door to large walk-in storage cupboard complete with coat hanging space and fitted shelving. Further double louvre style doors to airing cupboard complete with shelving. Radiator. Tiled effect laminate flooring. Recess spotlights. Coved ceiling. Doors to kitchen/breakfast room and bedroom 1.

### KITCHEN/BREAKFAST ROOM

13' 9" x 13' 1" (4.19m x 3.99m) (max) Spacious kitchen/breakfast room with Upvc double glazed windows to rear and side aspect. Fitted kitchen with an excellent range of base, wall and drawer units in wood effect finish. Worktop with tiled surround and inset stainless steel sink. Matching breakfast bar area with cupboards under and space for breakfast dining. Space for slot in gas cooker with fitted extractor hood over. Space for free standing fridge/freezer. Space and plumbing for washing machine, dryer and dishwasher. Recess spotlights. Upvc part glazed door to garden.

### BEDROOM 1

12' 2" x 10' 6" (3.71m x 3.2m) Further spacious double bedroom with Upvc double glazed window to rear aspect. Radiator. TV and telephone points. Door to en-suite.

### EN-SUITE

10' 6" x 3' 0" (3.2m x 0.91m) Upvc double glazed window to side aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass folding door to tiled shower enclosure with Aquajet shower. Recess spotlights. Chrome ladder style radiator. Tiled floor. Hatch to loft space.

### OUTSIDE

#### FRONT

To the front of the property is wooden gates which open onto a tarmac driveway offering parking for a number of vehicles and leading to an integral garage. Also to the front right hand side of the property is a large hard-standing offering further ample parking leading to the arrangement of outbuildings/workshop.

#### INTEGRAL GARAGE

17' 1" x 14' 2" (5.21m x 4.32m) (narrowing to 11'0" (3.35m) Up and over door to generous sized L shape garage with light and power. Window and pedestrian door to side.

#### GARDENS

A real feature of the property is the gardens that surround the property and feature; a large paved sun terrace, large garden area laid to lawn and edged with mature borders.

Around to the side and rear is a further decked sun terrace, wooden garden shed, and patio seating and drying areas. Within the gardens is a two bedroom static caravan with a further raised decked terrace.

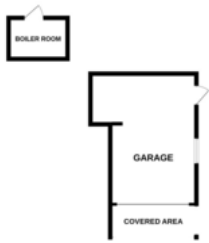
A door around the rear of the property leads to a large basement cupboard housing the oil fired boiler and Megaflow hot water cylinder.

#### AGENTS NOTES:

The property is Freehold.  
Council Tax Band D - Teignbridge District Council



LOWER LEVEL GARAGE



GROUND FLOOR



OUTBUILDINGS



STATIC CARAVAN



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		99
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	49	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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