



**23a King Street, Silverton, EX5 4JG**

Guide Price **£235,000**

**HELMORES**  
SINCE 1699

## 23a King Street

Silverton, Exeter

- 2 bedroom village house
- Courtyard garden to the rear
- Off-road parking (available separately)
- Scope to improve
- Open plan living / dining room
- Separate kitchen and rear porch
- Mains gas central heating

Situated in the Exe Valley is the pretty village of Silverton. Approximately 8 miles to the south is the city of Exeter. The village has a thriving community and has a well-supported shop (open into the evenings), post office, two pubs, primary school and health centre. Exeter provides a number of excellent schools together with one of the UK's most prestigious red brick universities as well as an international airport and mainline train links to London.

The village contains a mix of properties, some of which date back centuries so it's full of character. King Street is a narrow road containing many older properties and runs from Fore Street to Tiverton Road with easy access to the village centre.

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This property is a more modern build and offers spacious rooms over two floors. The house has been let and is now offered for sale with no chain. Although the house has mains gas central heating and timber double glazing, there is still scope to improve the property and add value. The layout is somewhat traditional with an open plan living/dining room which opens up onto the rear courtyard garden. The kitchen is at the rear and many people may open this up to the main living space or indeed make it into a kitchen/dining room across the back and have a separate living room. There is a useful side porch too accessed from the kitchen and the rear courtyard. On the first floor are 2 bedrooms and the family bathroom.

Outside, there is an easy to maintain courtyard garden to the rear with gated access to the side. There is off-road parking to the side of the house (not the garage) be a reduction in the price could be given if the parking isn't required.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2118.86

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



**SILVERTON** is a large village and parish, one of the oldest in Devon – dating back to the first years of the Saxon occupation. Its location is ideal for commuting to Exeter (8 miles south) and for speedy access to the M5 at Cullompton 5 miles away. The church, in honour of 'St Mary' is a striking building, with a full set of bells, often heard ringing out. There are two inns, 'The Lamb' and 'the Silverton Inn' (Evenings Only) – both do hearty pub food and pull popular pints of ale, cider and beer. The shop is a 'Spar' post office / mini-mart which sells a wide range of food. There is also a hairdresser, for those wanting to spruce up their locks. Annually, Silverton hosts a vibrant street market, in deep summer, with a spectacular spread of local produce, arts and crafts and games for the kids – no childhood is complete without tiger face paint! The C of E primary school is a good one too, with the Ofsted report to prove it. 5 minutes drive down the road (past Ellerhayes) is Killerton house and gardens, an 18th Century manor, reminiscent of something from a Brontë novel. Owned by the National Trust – it has been immaculately kept, and inside features elegant displays of period costumes. Furthermore, the surrounding estate, of secret pathways and mottled woodland glades is a magical place to take a stroll.

#### DIRECTIONS

For sat-nav use EX5 4JG and the What3Words address is [///swear.joints.hurt](https://www.what3words.com/#!/swear.joints.hurt)

but if you want the traditional directions, please read on.

From entering Silverton from the A396 (Cowley to Bickleigh road), at the mini-roundabout, turn left into Fore Street. It's easiest to park on Fore Street near to The Lamb Inn and then walk a few meters into King Street and the property will be found on the right.

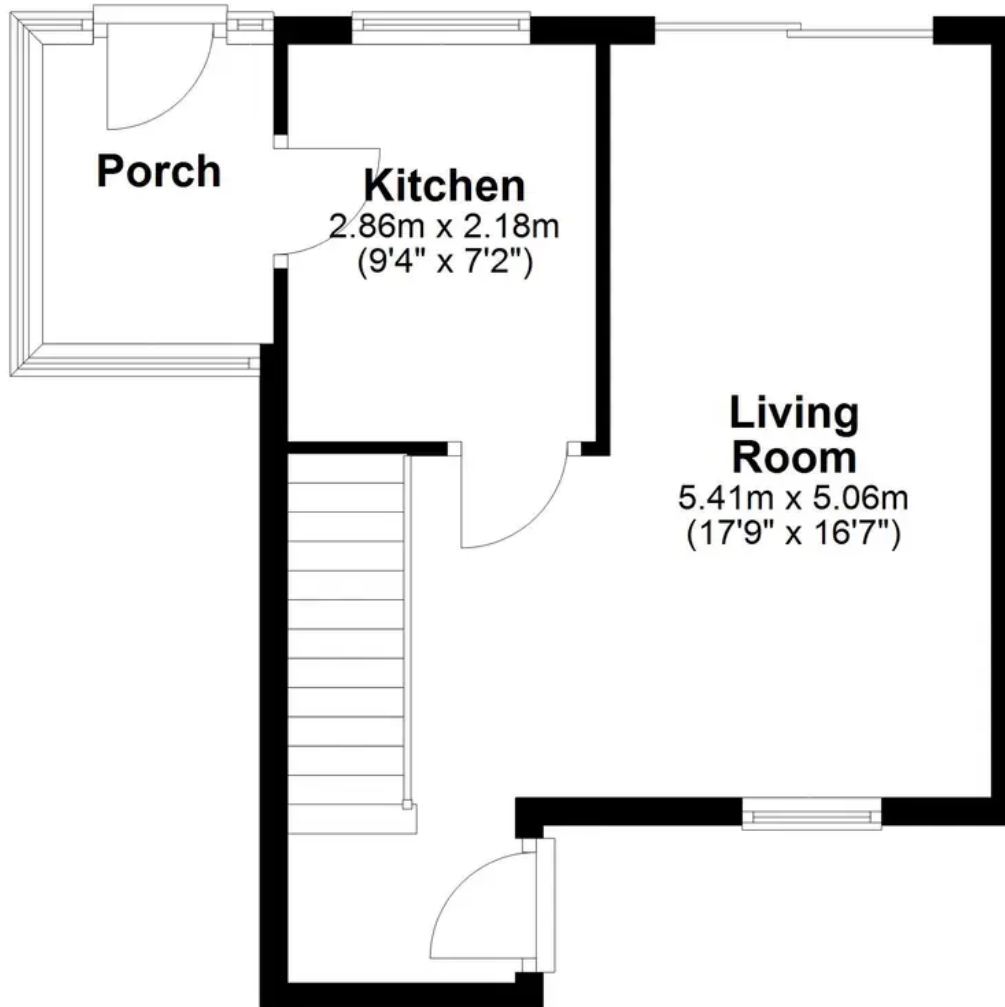
#### OFF STREET

1 Parking Space



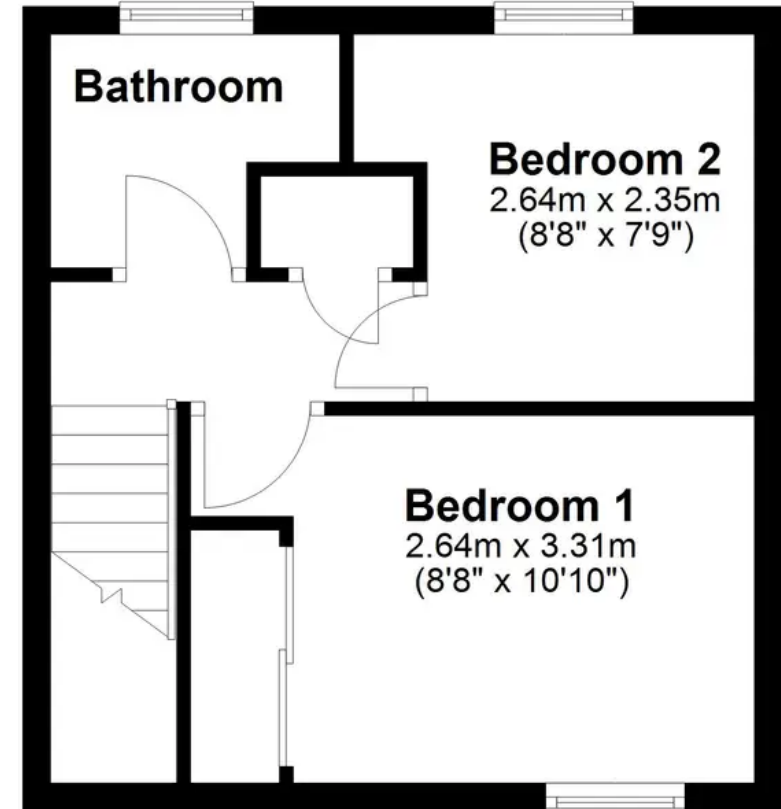
## Ground Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



Total area: approx. 60.3 sq. metres (649.4 sq. feet)

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## Helmores

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