



22 Silver Way, Shobrooke, EX17 1HP

Guide Price £199,000

HELMORES
SINCE 1699

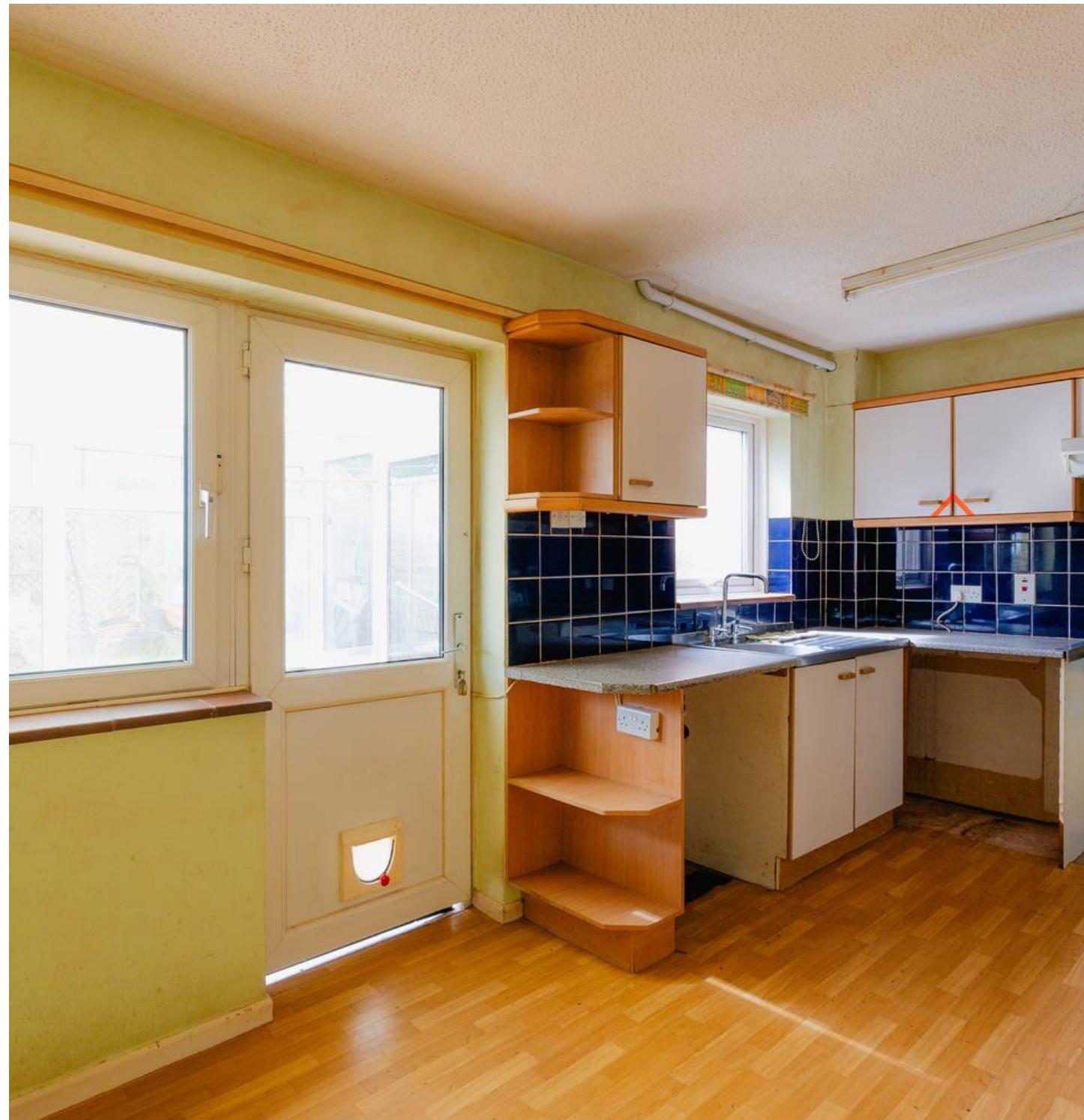
22 Silver Way

Shobrooke, Crediton

- 2 Double bedrooms
- Desirable village location
- Garden to front and rear
- In need of renovation
- Great project property
- No Chain!

22 Silverway is tucked up on the edge of the desirable village of Shobrooke, the property needs renovation and has scope to be improved and made into a lovely affordable village home with garden to the front and rear and views over the countryside, this house is looking for it's next owner to enjoy this quiet village life.

The lounge has a fire surround and an outlook over the front garden, the kitchen/diner has fitted units and plenty of space for a kitchen table, from there the conservatory leads out and has doors to the back garden. There are 2 good sized double bedrooms one to the front and one to the rear, both have views over the countryside. The bathroom has a modern shower enclosure, sink and WC.





The garden to the front is laid to lawn and has flower and shrub boarders with a ramp leading to the front door. The rear garden is accessed both through the property and a pathway to the rear of the row of neighbouring properties. The back garden has a small shed and a greenhouse. Parking can be readily found on spaces available for this estate and on street.

Agents notes: There are night storage heaters upstairs and no currently functioning heating downstairs.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1837.97

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Mains drainage

Heating: Night storage heaters on the 1st floor

Listed: No

Conservation Area: No

Tenure: Freehold



SHOBROOKE is a village, parish and former manor – located 1½ miles north east of Crediton. The village backdrop is that of smaller hills, and brief woodland ridges, with oak and ash commonplace – interspersed by a collaged, arable landscape, of frequent colour. The name 'Shobrooke' is derived from the old English words 'succa' and 'broc', meaning 'Hob-goblin Brook'. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees standing tall. Furthermore it claims a large fishing lake, and a grassy amphitheatre – for live music on summer nights. The Red Lion Inn offers B&B facilities, a beer garden with lush country views, and excellent food and drink. Plus, it provides a welcome rest stop to those travelling between Land's End and John O'groats. Shobrooke is in the immediate catchment area for the schools in Crediton – also home to the closest shops.

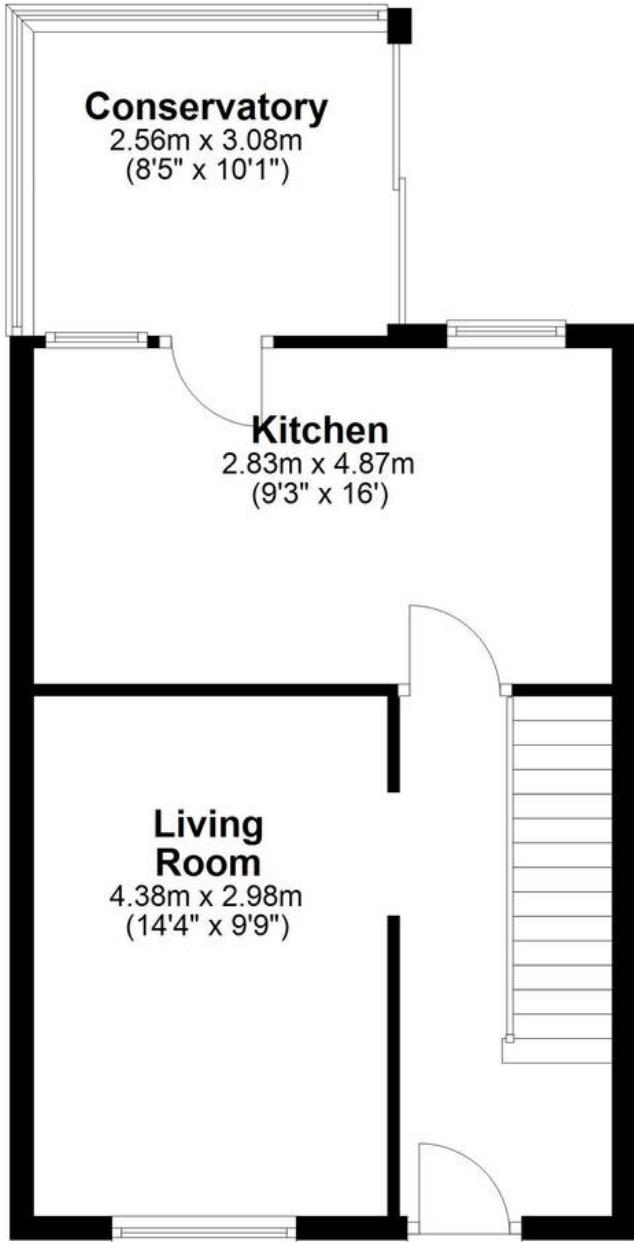
DIRECTIONS : From Crediton take the A3072 towards Tiverton, then after exiting the town take a right turn towards Shorbrooke, on entering the village take a right turn onto Silverway, no 22 can be found marked with a Helmores board on a turning to the right.

What3Words: ///dust.added.mouths



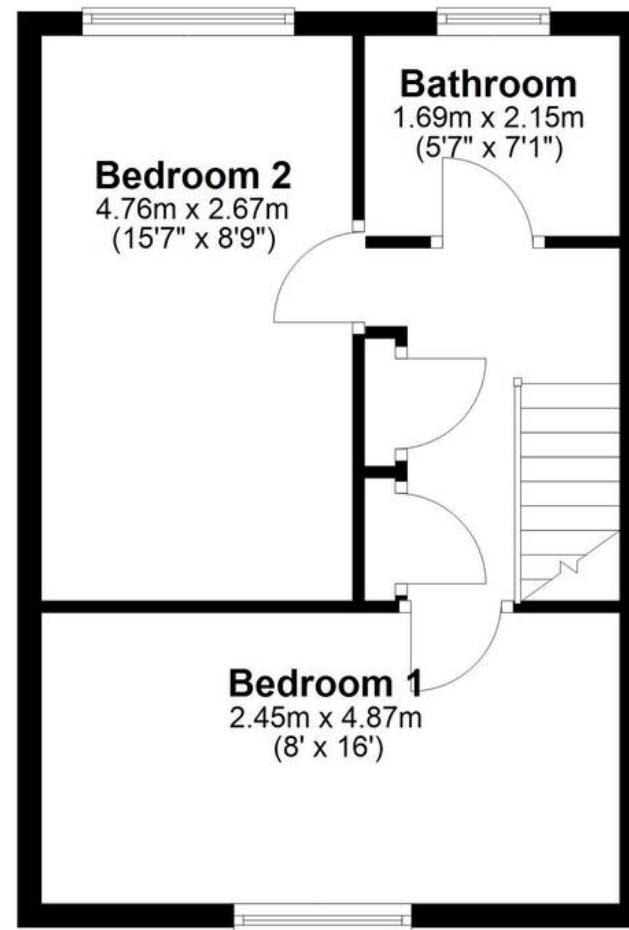
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 79.6 sq. metres (857.0 sq. feet)

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