



45 Fore Street



STAGS

45 Fore Street

Silverton, Devon, EX5 4HZ

M5 J28/ Cullompton 7 Miles | Tiverton 7 Miles | Exeter 7.5 Miles

A charming, beautifully presented, semi-detached home situated in the heart of the popular village of Silverton, just a short walk from the square.

- Beautifully Presented
- Character Features Throughout
- Well-appointed Kitchen with Bifold Doors
- Enclosed Courtyard Garden
- Tiverton & Exeter Equidistant
- Two Double Bedrooms
- Large Sitting Room with Wood Burner
- Centre of Popular Village with Amenities
- Council Tax Band D
- Freehold

Guide Price £350,000

DESCRIPTION

The front door opens to the limestone floored reception hall which receives the morning sun. The ground floor rooms beyond all feature natural stone floors with underfloor heating. The large dining room with open fire provides a superb place for entertaining and family gatherings. The adjoining well-proportioned living room features a high ceiling at one end, a bespoke stained-glass window and lime stone floor. Through the dining room to the rear of the property lies the slate floored kitchen/breakfast room offering an array of wall units, base units with wooden counters, Rangemaster cooker, Belfast sink, space for further appliances and central kitchen island for informal dining. The kitchen features a large skylight and wooden bi-fold doors to the courtyard. Adjacent to the kitchen is useful WC.

The turning staircase from the dining room leads to the two bedrooms, bathroom and study area. The well-proportioned double bedrooms are beautifully presented having been sympathetically modernised, preserving the character features of the property. The tumbled travertine tiled bathroom comprises freestanding roll top bath, wet room style shower, wash basin, WC and column radiator towel rail.

The front of the property is majority paved with flower beds, mature shrubs and perennials, bordered by estate fencing. The charming courtyard to the rear of the property with slate paving, a raised brick paved patio, wood store and covered timber veranda, offers ample space for a range of potted plants and seating. There is right of access to the road via the sliding door rear entrance.

SERVICES

Mains electricity, water, gas and drainage. Gas fired central heating. PV Panels. Underfloor Heating.
Ofcom predicted broadband services - Standard: Download 13Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.
Ofcom predicted mobile coverage for voice and data: Internal – Three (Limited), EE (Limited), O2 & Vodafone (Limited). External - EE, Three, O2 & Vodafone
Local Authority: Mid Devon District Council. Silverton Conservation Area.

DIRECTIONS

From Exeter proceeding north, continue along the A396 taking the turning to Silverton. Proceed into the village square and turn left into Fore Street. 45 Fore Street will be found on the left just before the Lamb Inn pub.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

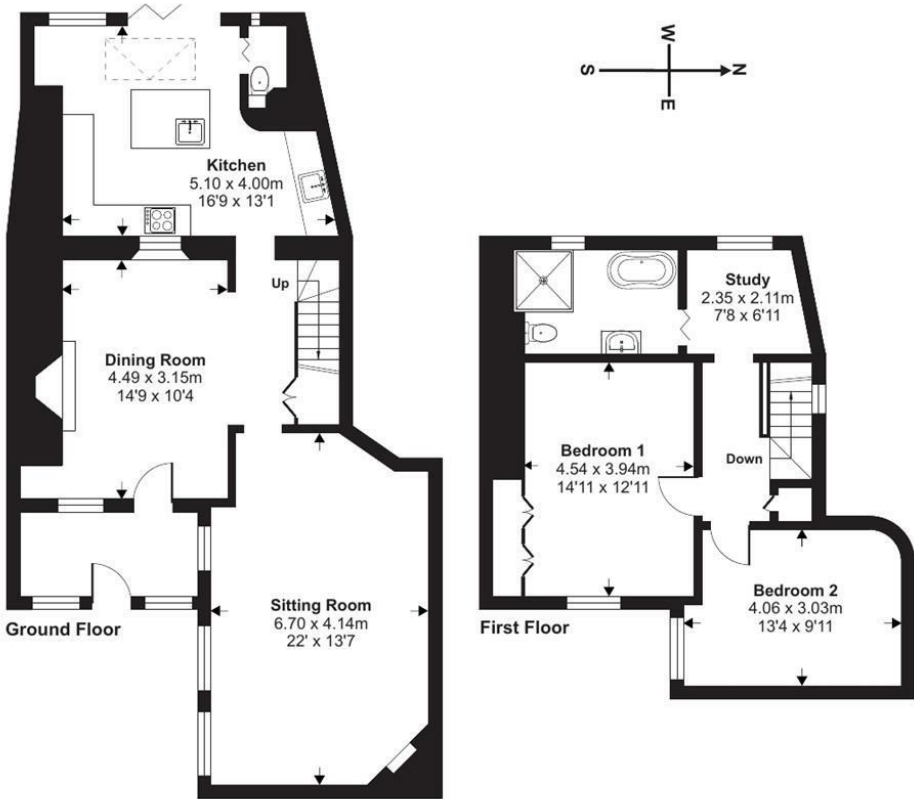


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1337 sq ft / 124.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1313154