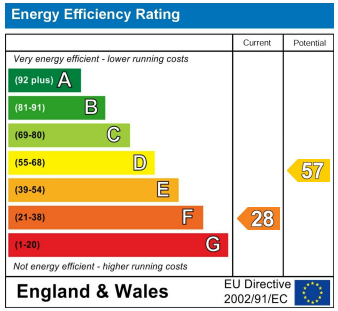


5 Parsonage Lane, Exeter, EX5 4JB
Offers In Excess Of £250,000

Welden Edwards
Supporting your every move

A wonderful two-bedroom cottage nestled in a tucked-away position within the sought-after village of Silverton. Offering two bedrooms, a study, a large fully enclosed front garden, and a rear courtyard, this charming property presents an excellent opportunity for buyers looking to put their own stamp on a home in a desirable village setting.



Description
Entering through the garden gate, you are welcomed into a generous front garden, predominantly laid to lawn and attractively framed by mature trees and established shrubs, creating a pleasant sense of privacy and curb appeal. There is also a lovely small pond.

The property is accessed via a practical entrance porch featuring a stable door and useful shelving for shoe storage, making it an ideal transitional space. From here, a door leads into the lounge—a well-proportioned and inviting room with ample space for living room furniture. A charming fireplace with a wood-burning stove forms a beautiful focal point, providing warmth and character and making this a cosy retreat during the colder months.

The lounge flows naturally into the dining area, which comfortably accommodates a six-seater dining table and chairs and also houses the staircase to the first floor. From the dining area, the kitchen is seamlessly accessed. The kitchen is fitted with a range of white shaker-style wall and base units and benefits from integrated appliances including an oven, hob, fridge, freezer, and dishwasher. A breakfast bar adds both functionality and casual dining space. Adjacent to the kitchen is a handy utility cupboard with plumbing for a washing machine, as well as a conveniently located downstairs WC.

Rising to the first floor, the accommodation comprises two spacious double bedrooms, a study, and a family bathroom. Bedroom One enjoys built-in wardrobes and pleasant views over the rear garden, while Bedroom Two is another well-sized double room. The study offers a versatile space, enhanced by a light tunnel that provides natural daylight. Completing this floor, the family bathroom is fitted with a bath and shower over, hand basin, and WC.

Externally, the rear courtyard is designed for low-maintenance living, finished with patio tiling and complemented by a summer house—ideal for relaxing, entertaining, or home office use.

Council Tax, Tenure & Services
Council Tax Band - B
Freehold
Mains Electricity, Water and Drainage

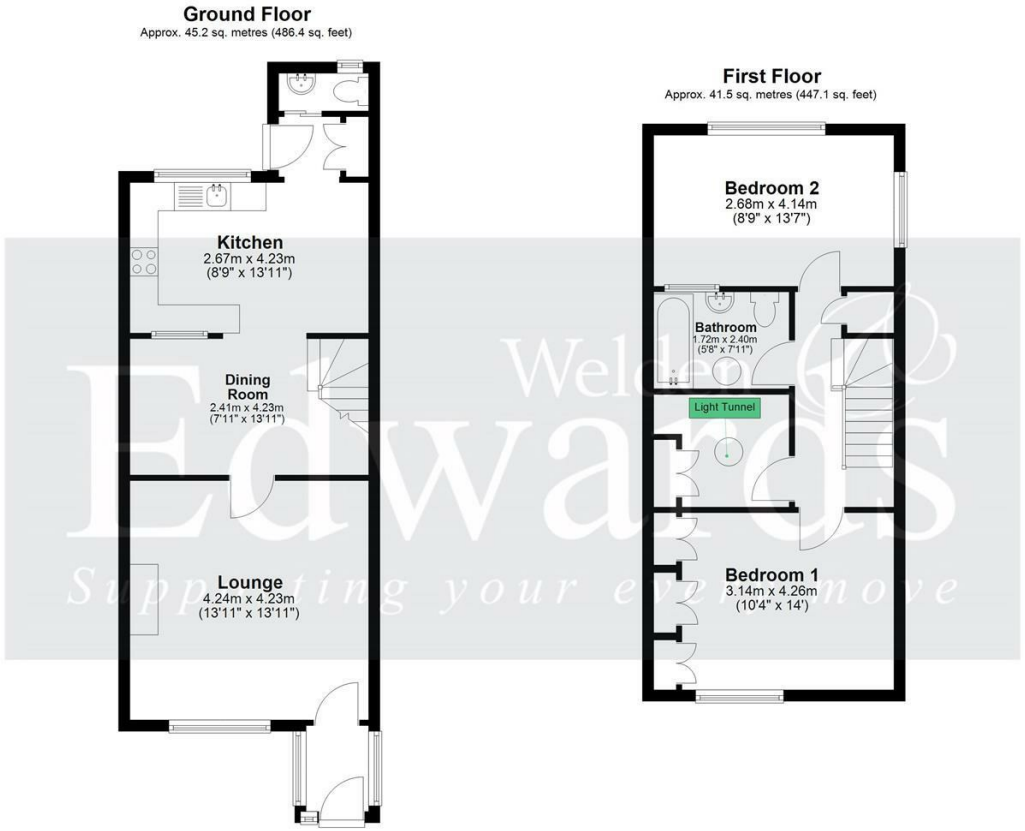
Ofcom Mobile Signal - EE, Vodafone - Likely O2, Three - Limited
Ofcom Broadband Speeds - Ultrafast 1800 Mbps

Silverton
Silverton is a village around 5 miles north of Exeter. There are local amenities including a local butchers, a hairdresser, a convenience store, post office and local country pub.

Sales Enquiries
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





Total area: approx. 86.7 sq. metres (933.6 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.





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