



La Rosa Orchard Lane Silverton, Exeter, EX5 4JA

Nestled in the tranquil heart of Silverton, Exeter, this substantial four-bedroom detached bungalow presents a remarkable opportunity for those looking to invest in a property with immense potential. Having been cherished by the same family for over 40 years, the bungalow is currently in a dated condition, inviting a new owner to modernise and transform it into a contemporary haven.

Set on a generous level plot, the property is accessed via a long driveway, ensuring a peaceful retreat from the hustle and bustle of daily life. The bungalow benefits from a large double garage and there is plenty of untapped potential to create further off road parking. It is important to note that the owners of the neighbouring bungalows have a right of access over the lane and contribute to its maintenance, fostering a sense of community among residents.

Silverton itself is a delightful village, located just eight miles from Exeter and equally close to Tiverton. It boasts a variety of local amenities, including a church, several inns, a primary school, a post office, and a general store, as well as a well-regarded GP practice. The surrounding countryside offers picturesque walks, making it an ideal location for nature enthusiasts and families alike.

For those who require excellent transport links, Exeter is easily accessible via the M5 and A38, ensuring that both city and countryside are within reach.

Guide Price £425,000

La Rosa Orchard Lane

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- NO ONWARD CHAIN - LARGE LEVEL PLOT
- Exceptionally Large Detached Bungalow
- Entrance Porch, Reception Hall & Sun Room
- Large 25ft Lounge
- Dining Room and Study
- Kitchen, Utility Room, Cloakroom WC
- 4 Double Bedrooms & Bathroom
- Oil Fired Central Heating. uPVC Double Glazing
- Large Established Grounds (includes the approach lane)
- Integral Double Garage

Front Entrance Porch

Utility

8'2" x 7'11" (2.49m x 2.42m)

Reception Hall

Cloakroom WC

Lounge

25'10" x 13'11" (7.88m x 4.26m)

Dining Room

16'0" x 10'10" (4.88m x 3.31m)

Study

21'11" x 10'6" (6.69m x 3.22m)

Sun Room

11'9" x 8'2" (3.59m x 2.49m)

Kitchen with Pantry

18'8" x 9'9" (5.69m x 2.97m)

Inner Hall

Bedroom1

13'10" x 10'11" (4.23m x 3.35m)

Bedroom 2

17'9" x 9'10" (5.41m x 3.00m)

Bedroom 3

10'10" x 9'10" (3.32m x 3.02m)

Bedroom 4

9'10" x 8'10" (3.02m x 2.71m)

Bathroom

Garage

18'7" x 16'0" (5.68m x 4.88m)

Workshop

16'0" x 8'4" (4.88m x 2.56m)



Directions



Floor Plan



Total area: approx. 241.0 sq. metres (2593.6 sq. feet)

Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.

La Rosa, Silverton

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		