



The Tower, 15 Prispén House



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Silverton, Devon EX5 4DR

Cullompton/ M5 (J28) 7 Miles | Tiverton 7.5 Miles | Exeter 8 Miles

This stylish modern home offers very spacious and flexible accommodation of over 1800sqft across four floors and is set within a beautiful gated development surrounded by large parkland style grounds.

- Over 1800sqft Four Storey Modern Home
- Two Reception Rooms
- Double Garage & Large Drive
- Walking Distance to Village Amenities
- Council Tax Band F
- Four/ Five Bedrooms. Three Bathrooms (2 ensuite)
- Fitted Kitchen/ Dining Room
- Views Over Parkland Grounds
- Exeter 8 Miles
- Leasehold with Share of Freehold. Lease 999 years since 2002.

Guide Price £525,000

SITUATION

Silverton is a highly favoured Exe Valley village, roughly equidistant of Exeter and Tiverton, with an active community and an excellent range of amenities, including primary school, local village shop with Post Office, Doctor's Surgery, two pubs, three churches and village hall. Surrounding the village is beautiful, unspoilt countryside sitting in the Local Silverton Conservation Area with the River Exe to the west, providing superb local rural walks.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights. Cridton, to the south west, has a range of facilities, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being junction 28 from Cullompton approximately 7 miles distant. There are mainline railway stations at Exeter and Tiverton Parkway.

DESCRIPTION

The property is a highly attractive four storey town house set within this exceptional development built in 2002. Located on the edge of Silverton, within the parkland style grounds of a former rectory, The Tower is just one of 15 properties sharing a gated private access.

The accommodation is spacious and flexible at over 1800sqft and features a luxury top floor master suite, three further bedrooms on the first floor and a lounge, kitchen/dining room and cloakroom with WC on the ground floor. The lower ground floor features a large study/ gym or occasional fifth bedroom, as well as the double garage. This property could also suit as a lock up and leave with its low maintenance outdoor space.

The majority of windows overlook the parkland gardens, with the upper floors enjoying far-reaching views beyond.



ACCOMMODATION

Access can be gained from the lower ground floor or via an elevated entrance on the ground floor. At ground floor level, the front door opens into an open hallway. Double doors open into the dual aspect lounge with double doors opening onto the patio. The well-proportioned kitchen/dining room is fitted with a range of wall and base units with integrated appliances including double oven & grill, microwave, ceramic hob with extractor over and dishwasher. A cloakroom with WC can also be found off the hallway.

Stairs rise to the first-floor landing off which are three bedrooms, one with en suite. The family bathroom is also on this floor. All rooms enjoy parkland views.

The second floor hosts the spacious, dual aspect, master bedroom suite with far reaching views, offering full height fitted wardrobes and adjoining en suite bathroom comprising bath, separate shower, bidet and WC with twin wash basins inset within an attractive wooden cabinet.

The lower ground floor provides a large study/ gym or occasional fifth bedroom, as well as an integral double garage.

OUTSIDE

A private patio to the south west side of the property offers the delightful outdoor seating and entertaining space, with French doors from the lounge providing access. The property benefits from the use of, and views, over the beautiful gardens and grounds surrounding this small development of homes.

The property is approached via a shared driveway with remote controlled electric gates. The shared driveway sweeps around to where the spacious private driveway of number 15 can be found offering a double garage with up and over doors and double width driveway parking for several vehicles.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.8Mbps.

Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited)- EE, O2 & Vodafone.

External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

LEASEHOLD INFORMATION

Property is leasehold with a 1/15th share of Freehold

Lease Start Date: 01 January 2002. Lease Length: 999 years

Annual Service charge (Inc Ground Rent) £2,000 (2025)

Management Company: Prispfen House Management Company

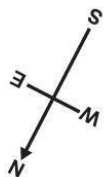
VIEWINGS

Strictly by appointment via Stags Tiverton

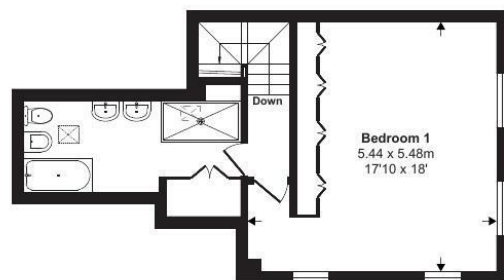
DIRECTIONS

From the centre of Silvertown, proceed east-bound on School Road, signposted Bradninch/ Broadclyst. After 350yards, take the first exit at the mini-roundabout, onto Coach Road. Continue past Silvertown Primary School, where Prispfen Drive will appear directly in front of you. Proceed up the drive, passing Prispfen View on the right, to the second gated access on the left, where you will be let in.

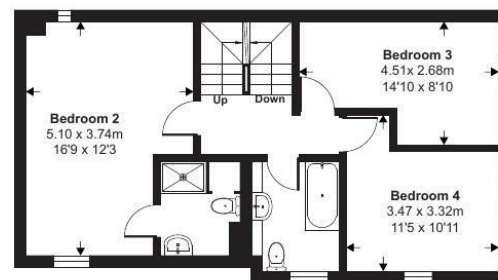




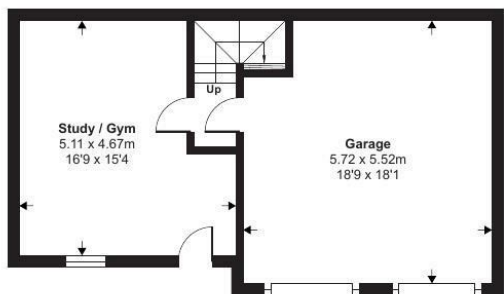
Approximate Area = 1889 sq ft / 175.4 sq m
 Garage = 320 sq ft / 29.7 sq m
 Total = 2209 sq ft / 205.1 sq m
 For identification only - Not to scale



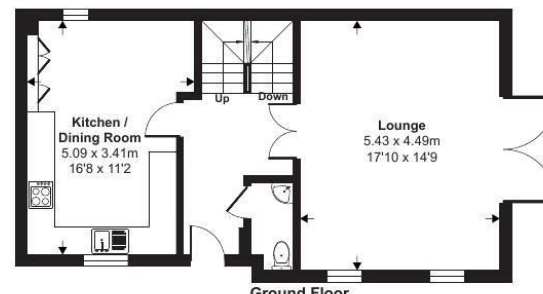
Second Floor



First Floor



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Stags. REF: 1289470

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(34-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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