Guide Price £320,000

seddons









14 Prispen House Prispen Drive, Silverton, Exeter, EX5 4DR

- Spacious accommodation over three floors
- 3/4 bedrooms, bedroom 1 with en suite shower room
- Large sitting room with feature electric fire
- Study/bedroom 4 on the ground floor
- Integral garage, parking space and visitors parking
- Secure site with electric gates and intercom
- Contemporary first floor bathroom
- Extensive kitchen/dining room with range cooker
- Ground floor utility room, cloakroom (shower potential)
- Small private garden and communal gardens

14 Prispen House Prispen Drive, Exeter EX5 4DR

Watch the Seddons' Video Tour A luxurious, 'corner' house providing generous accommodation in a secluded setting with communal, managed grounds including pretty, established gardens, towards the edge of the delightful Exe Valley village of Silverton.

4 2 2 C Council Tax Band: E







LongDescription

This fine house occupies an enviable position within Prispen House, built upon the original site of the Silverton Rectory. The new version of Prispen House house was built in 2002/2003 and comprises fifteen leasehold properties, including houses and apartments, enjoying the rural location, yet only a short walk from the village amenities and a fifteen minute drive from the centre of the cathedral city of Exeter and the motorway network.

The house offers very versatile accommodation over three floors. On entering the ground floor, the utility room lies to the left with a sink unit, work surface and space and plumbing for appliances. Opposite, the cloakroom has a white suite and used to have a shower fitted, for which the plumbing still exists, so this could be reinstated if required. Beyond, there is a generous study, which could also be used as a fourth or easy access bedroom, if required. The garage lies to one side, with handy personnel access from the hallway, and lends itself for use as a workshop or gym if parking the car is not necessary. Stairs, with a generous storage cupboard underneath, lead to the first floor which comprises the main reception room and kitchen/dining room, both an impressive size.

The sitting room has two sash style windows and a feature electric fire, perfect for the cooler autumnal evenings. The kitchen has a light and sunny, southerly aspect and is attractively fitted in a white Shaker style with plenty of storage, a display cabinet, shelving and space for appliances, including a range cooker with two ovens, including a grill, and a five-ring gas hob. Towards one end, there is ample space for a dining table and chairs.

The second floor has three bedrooms, two doubles and a single, which is currently used as a dressing room. The principal bedroom has an en suite shower room, beautifully fitted in a contemporary style with a large shower cubicle and the main bathroom is also fitted and tiled in a luxurious style.

Throughout the house, the windows are double glazed in a classic sash style, matching the architecture of the original property, and there is gas central heating.

Prispen House is approached via two security gates, one giving access to a communal parking areas and a sweeeping driveway leads around to the parking for number 14, in front of the garage, with visitors' parking opposite.

The whole property is surrounded by its own landscaped gardens and grounds, which can be used by all residents and are maintained by contractors employed by the management company, ideal for those who enjoy gardens but not gardening!

As well as providing luxurious accommodation, the house has a lovely outlook over the mature gardens with established trees and shrubs and areas of lawn, a feel for which can be seen by viewing the video tour.

Services: mains water, electricity, drainage and gas.
Tenure: Leasehold, with each of the respective lease holders owning a share of the freehold of the whole site, owned by the 'Prispen House Management Company', of which all the directors and officers are the residents on site.
Length of lease: 999 years, with approximately 976 remaining.
Management charge, including buildings insurance, external property and garden maintenance and ground rent: £2,000 per annum, paid in two six monthly instalments of £1,000. Please ask the agents for more information.
Council Tax: E
Local Authority: Mid Devon District Council

Prispen House lies a short walk from the renowned village of Silverton, which has a superb range of local amenities including a mini market and post office, a doctor's surgery, pharmacy, primary school, churches, popular local pubs, a hairdressers and village hall, with a busy social calendar. With all things considered, the village has a wonderful sense of community and a number of social functions and clubs, which are enjoyed by the residents who appreciate the friendly welcome.

Silverton lies a short drive from the cathedral city of Exeter and the popular market towns of Cullompton and Tiverton, with a full range of facilities and quick access to the M5 motorway network. The North and South Devon coastlines and the moors of Exmoor and Dartmoor, all lie within a moderate car journey and are enjoyed by many living in the Exe Valley.

Exeter c. 8 miles
Cullompton/Junction 28 of M5 c. 8 miles
Tiverton c. 7.5 miles
Tiverton Parkway Station c. 15 miles
Exeter International Airport c. 11 miles

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.

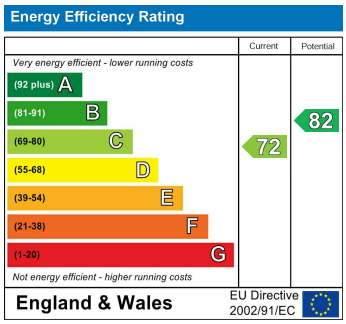


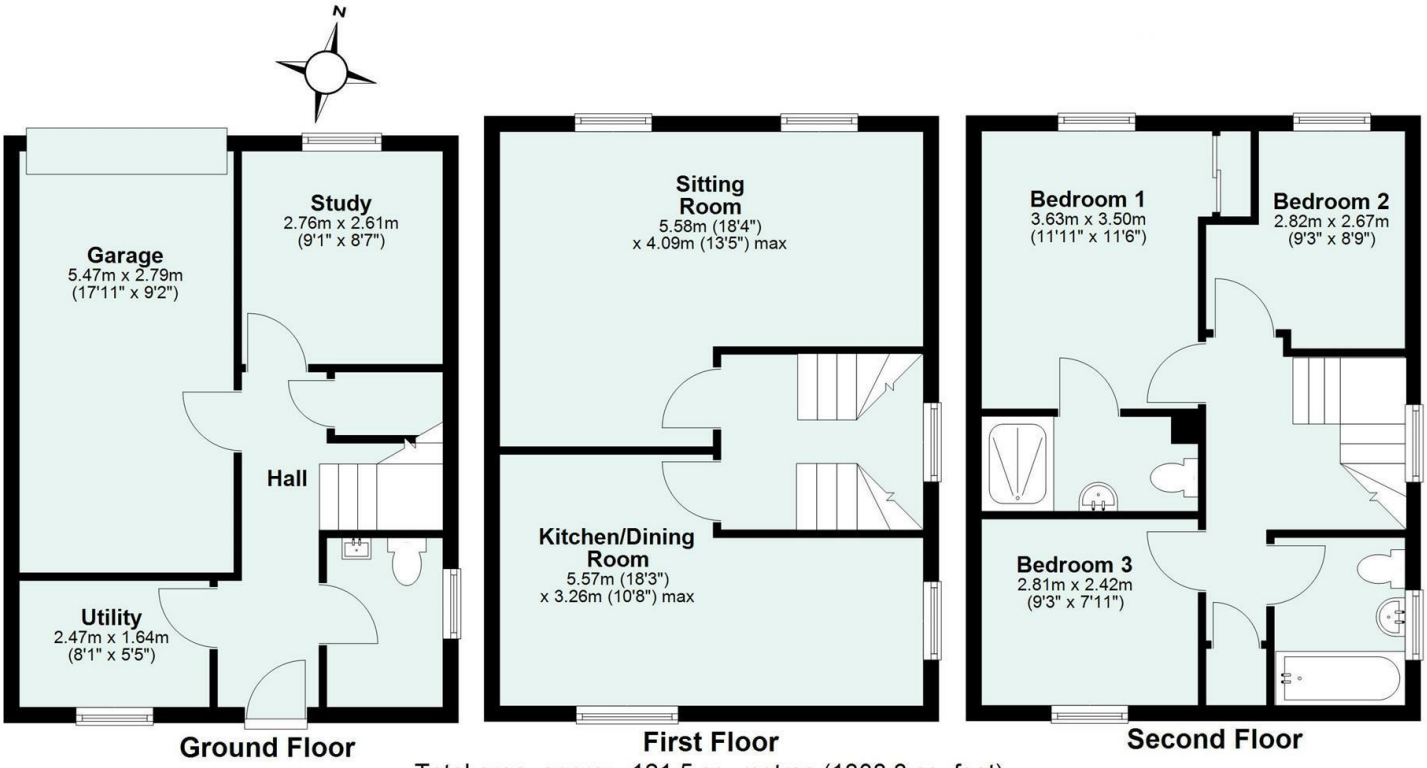
Directions

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

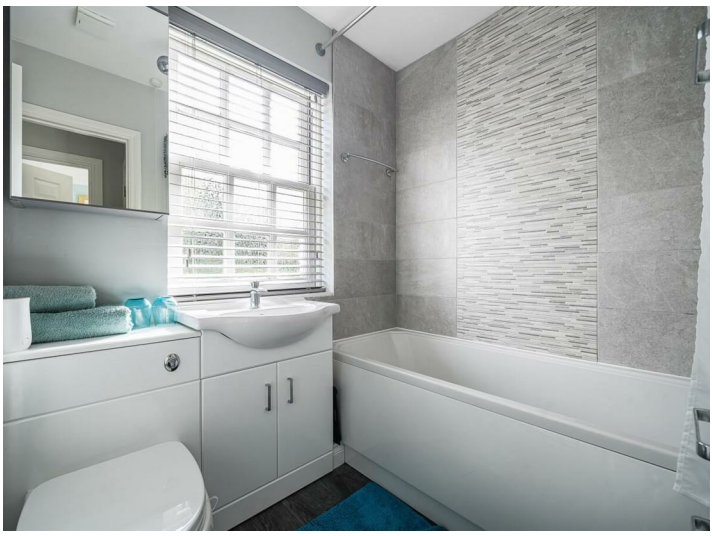
EPC Rating:





Total area: approx. 121.5 sq. metres (1308.3 sq. feet)

The floor area includes outbuildings





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