

42 Cornlands, Sampford Peverell, Tiverton, EX16 7UA

£1,150 PCM

A well-presented three bedroomed semi-detached house with a garage and parking in a desirable area, close to the M5, Tiverton Parkway train station and within the Uffculme school catchment area.

Description

This lovely three bedroom home is ideally situated close to the Canal. J27 of the M5 is easily accessible, along with Tiverton Parkway train station and Sampford Peverell sits within the Uffculme School catchment area. The entrance hall leads to a spacious living room, kitchen/diner with a breakfast bar and appliances. There are French doors leading out to a conservatory and there is a downstairs cloakroom. Upstairs there are two double bedrooms, one with built in wardrobes, a single bedroom and a family bathroom with a shower of the bath. To the rear of the property there is an enclosed garden with a decking area and access to a single garage. The property also benefits from gas central heating and off road parking.

Sampford Peverell

Sampford Peverell is a pretty village near Tiverton and is home to about 1300 people. The village has great facilities including two pubs, a shop-cum-Post Office, a farm shop, a doctor's surgery, a village hall, a primary school, a sports field, tennis courts, a Multi Use Games Area, and a fun Play Park. The Grand Western canal runs through the middle of the village, providing scenic views and easy walking and cycling routes. The vilage is in the Uffculme school catchment area and has easy access to the M5 and Tiverton Parkway.

Lettings enquiries

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

Disclaimer

Whilst every attempt has been made to ensure our lettings 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.

- Three bedrooms
- Spacious lounge
- Bath with shower over
- Garage
- Downstairs WC
- Semi-detached
- Kitchen/diner
- Conservatory
- Parking
- Uffculme School Catchment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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		

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		