



## **30 Cornlands, Sampford Peverell, Tiverton EX16 7UA**

### **£1,300 PCM**

A three bedroom, semi-detached property offering spacious living accommodation throughout. The property comprises of a kitchen/diner, spacious lounge, separate dining room (or bedroom 4) and three bedrooms upstairs. Available now! Pets will not be considered. The property is within walking distance of the local train station.

- Three Bedrooms
- Kitchen/Diner
- Popular Village Location
- Walking distance to local train station
- Spacious Living Accommodation
- Rear Garden
- Council tax band C
- Separate dining room/bedroom 4
- Garage and driveway parking
- EPC rating C

### Description

This semi-detached home is situated within the popular village of Sampford Peverell, in an elevated position.

The front door opens into a small entrance hallway, with stairs leading to the first floor. The sizeable lounge is accessed from here with plenty of room for your furniture. A kitchen/diner is off of the lounge with patio doors leading to the rear garden.

A separate dining room is also found on the ground floor, as well as a WC.

Upstairs, there are three bedrooms, two of which are good size doubles and single. Finishing off the first floor is the family bathroom with a bath with shower over, a WC and hand basin.

Externally, the rear garden is mainly laid to lawn with a lovely patio seating area. Steps lead to the garden gate which provides access to the garage and driveway parking.

### 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](mailto:lettings@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.







