



**Blackdown View, Sampford Peverell Tiverton EX16 7BE**



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## **Blackdown View, Sampford Peverell Tiverton**

Offered to the market with no onward chain is this well-proportioned detached bungalow. In brief the accommodation includes three bedrooms, one with en-suite shower room. Spacious lounge, conservatory, kitchen & utility room. Front and rear gardens, off road parking and garage.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Description**

Located in a popular street is this superb detached bungalow offering spacious accommodations throughout. Upon entering the property is a porch which leads nicely into the entrance hall, where doors can be found to all rooms.

The kitchen is front aspect and is well equipped, there is also a handy utility room and door to the integral garage. Potential to extended into the garage with the necessary consents. The lounge is rear aspect and overlooks the garden, the focal point being a fireplace. This room flights natural light with a large window. Doors leading to the large conservatory.

There are two large bedrooms and a smaller third room. These are serviced by a en-suite shower room and family bathroom. Outside this property benefits from a front and rear garden. The rear garden is mainly laid to lawn with a patio area, shed and greenhouse. Shrubs and borders. To the front there is driveway parking .

### **Entrance Porch**

Door to front and windows to side.

### **Entrance Hall**

UPVC door to front, TV point and telephone point. Two built in cupboards.

### **Kitchen**

11' 1" x 8' 2" ( 3.38m x 2.49m )

Double glazed window to front. The kitchen has a range of wall and base units with work surface over. Built in appliances are a gas hob, electric oven and freezer. Space for a fridge. Stainless steel 1 1/2 bowl sink with drainer. Door to utility.





### Utility

4' 8" x 6' 6" ( 1.42m x 1.98m )

The utility has base units with worksurface over. There is a stainless steel 1 bowl sink and drainer. Space for washing machine and tumble dryer. Radiator. Door to garage.

### Lounge/ Diner

12' 4" Max x 21' 2" ( 3.76m Max x 6.45m )

Double glazed window to rear and sliding doors to conservatory. The lounge/diner is of a great size and has space for a dining room table.

### Conservatory

10' 8" x 12' 1" ( 3.25m x 3.68m )

The conservatory is light and bright with windows to rear and sides, also with patio doors to side.

### Bedroom One

12' x 9' 3" ( 3.66m x 2.82m )

Double glazed window to rear, built in wardrobes and radiator.

### Ensuite

Double glazed window to rear, WC, wash hand basin, shower cubicle fully tiled. Shaver point and extractor fan.

### Bedroom Two

9' 3" x 10' 8" Max ( 2.82m x 3.25m Max )

Double glazed window to front and radiator.

### Bedroom Three

9' 1" Max x 8' 7" ( 2.77m Max x 2.62m )

Double glazed window to front and radiator.

### Family Bathroom

Double glazed window to rear. Bath, WC wash hand basin, extractor fan, shaver point and radiator. Loft hatch.

### Front Garden

Laid to lawn.

### Rear Garden

The rear enclosed garden is mainly laid to lawn with a patio area, shed and greenhouse. Shrubs and boarders.

### Garage

16' 4" x 9' 6" ( 4.98m x 2.90m )

Upvc door to side, up & over door. Power and light. Wall hung gas central heating boiler.

### Off Road Parking Services

Mains gas, water, electric and drainage

Council Tax Band D

### Location

Sampford Peverell is a pretty village near Tiverton in Devon and is home to about 1300 people. The village has great facilities including a pub, a shop-cum-Post Office, a farm shop, a doctor's surgery, a village hall, a primary school, catchment area for Uffculme High 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. There are great transport links: we are near the M5, and have Tiverton Parkway station within walking distance.

### Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed

### Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Blackdown View, Sampford Peverell Tiverton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached three bedroom bungalow
- Master with en-suite shower room

Tenure: Freehold EPC Rating: D

guide price

**£380,000**



Total floor area 115.3 sq.m. (1,241 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
TVT104668 - 0004

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