



Higher Town, Sampford Peverell EX16 7BP

welcome to

Higher Town, Sampford Peverell

Offered to the market with no onward chain is this semi detached family home which is located in Sampford Peverell. In brief the accommodation includes a cosy lounge with fire, kitchen, and family bathroom. Three bedrooms, the master with an office space. Rear garden and off road parking.

Description

Located within the popular village of Sampford Peverell this is three bedroom semi-detached home offering spacious accommodation throughout. On approaching the property is a front garden and driveway parking. On opening the front door is a cosy lounge which is front aspect with a fire. The kitchen is rear aspect and would benefit from modernisation, there is a side door and porch as well as a cloakroom. Completing the ground floor is the family bathroom. Upstairs there are three bedrooms, which are all of a good size. The master bedroom has a office this was previously an upstairs bathroom and could be reinstated should you wish. Externally there is a rear garden which is laid to lawn with fruit trees. There is also a storage shed. This property would benefit from some modernisation and updating.

NO ONWARD CHAIN.

Entrance Hall

Front door, stairs to first floor, door to lounge.

Lounge

15' 10" Max x 10' 11" (4.83m Max x 3.33m)
Double glazed window to front. Electric heater, coal fire, under stairs cupboard, spotlights.

Kitchen

10' 5" x 9' 6" (3.17m x 2.90m)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, space for cooker and washing machine, space for under counter fridge/freezer, extractor fan, electric heater.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, heated towel rail.

Entrance Porch

Door into hall, doors to cloakroom and kitchen.

Cloakroom

Double glazed window to side. WC.





Landing

Double glazed window to side. Cupboard, steps to landing, doors to all rooms, loft access which is partially boarded.

Bedroom One

18' 6" Max x 9' 4" (5.64m Max x 2.84m)
Double glazed window to rear. Cupboard, television point, electric heater , office space.

Bedroom Two

10' 11" x 9' 6" Max (3.33m x 2.90m Max)
Double glazed window to front.

Bedroom Three

9' 10" x 7' 10" (3.00m x 2.39m)
Double glazed window to front. Stair's recess, electric heater.

Front Garden

To the front of the property there is a patio area and coal bunker.

Rear Garden

To the rear of the property there is an enclosed garden with a lawn area and apple trees and sheds to the side of the property.

Parking

Off road parking for one car.

Services

Mains electric, water and drainage.

Council Tax Band C

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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Higher Town, Sampford Peverell

- Semi Detached Three Bedroom Home
- Off Road Parking
- Large Rear Enclosed Garden
- Spacious Lounge
- Council Tax Band C

Tenure: Freehold EPC Rating: E

guide price

£235,000



Ground Floor



First Floor

Total floor area 71.5 sq.m. (770 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:
TVT104897 - 0005

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk