



**Edricia Lower Town, Sampford Peverell Tiverton EX16 7EG**



**welcome to**

## **Edricia Lower Town, Sampford Peverell Tiverton**

A detached family residence located in the popular village of Sampford Peverell, set within a plot of 0.28 of an acre. With three bedrooms and a modern shower room. Fitted kitchen, lounge and dining area. Front and rear wrap around gardens and ample off road parking. Viewing highly advised!

### **Description**

Located in the popular Village of Sampford Peverell is this superb detached family home which is set back from the road with plenty of off road parking. Upon opening the front door you will find an entrance porch, this opens into an inviting entrance hall. The lounge is front facing with an opening to the dining room. This room is lovely and light being triple aspect. The kitchen is well equipped and overlooks the rear garden, a cloakroom and garage completes the ground floor. Upstairs you will find three good size bedrooms and a modern shower room. All bedroom windows have stunning countryside views that can be enjoyed. Externally this property hugely benefits from a large well maintained wrap around garden. This is mainly laid to lawn, with lots of private seating areas. There is plenty of off road parking and two gated ways in and out. Viewing is advised to appreciate this property in full.

### **Entrance Porch**

Door to front, door into entrance hall.

### **Entrance Hall**

Doors to all rooms, under stairs storage, stairs to first floor.

### **Lounge**

13' 11" x 13' 3" ( 4.24m x 4.04m )

Double glazed windows to front and side. Wood burner. Opening to dining room.

### **Dining Room**

11' 5" x 9' 10" ( 3.48m x 3.00m )

Double glazed window and door to side. Opening to lounge, electric storage heater.

### **Kitchen**

11' 5" x 9' 10" ( 3.48m x 3.00m )

The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, integrated NEFF double oven and hob with extractor fan, built in fridge and dishwasher.

### **Side Porch**

UPVC door to front, sliding door to the garage and doors to kitchen and cloakroom.

### **Cloakroom**

Double glazed window to side. Wash hand basin, WC, heated towel rail.







### Landing

Double glazed window to side. Stairs from ground floor, doors to all rooms, electric storage heater, access to the loft. Built in cupboard.

### Bedroom One

11' 6" x 13' 5" ( 3.51m x 4.09m )  
Double glazed windows to front and side. Built in wardrobes.

### Bedroom Two

11' 6" x 9' 11" ( 3.51m x 3.02m )  
Double glazed windows to rear and side. Electric storage heater.

### Bedroom Three

11' 5" x 10' 2" ( 3.48m x 3.10m )  
Double glazed window to front. Built in storage.

### Shower Room

Double glazed window to rear. Wash hand basin, walk in shower, built in cupboard, heated towel rail.

### WC

Double glazed window to rear. WC.

### Loft Space

The loft is insulated, boarded and has a ladder.

### Front Garden

Gates the front. Large driveway.

### Rear Garden

The lovely garden wraps around the property which is laid mainly to lawn, with a long driveway and three sheds.

### Garage

17' 10" x 9' 10" ( 5.44m x 3.00m )  
Electric roller door. Single glazed window to rear, space and plumbing for washing machine, power and lighting, loft hatch.

### Parking

Driveway parking for several vehicles.

### Services

Mains electric and water.  
Septic Tank

Council Tax Band E

### 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.

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells group Companies

### Office Hours

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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## Edricia Lower Town, Sampford Peverell Tiverton

- Detached Three Bedroom Home
- Lounge/Diner with Woodburner
- Fitted Kitchen
- Large Wrap around Gardens
- Council Tax Band E

Tenure: Freehold EPC Rating: Awaited

guide price

**£600,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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