



Fairfield, Sampford Peverell Tiverton EX16 7DE

welcome to

Fairfield, Sampford Peverell Tiverton

Detached Four Bedroom Family home occupying a corner plot with plenty of off road parking & a double garage. Offered to the market with NO ONWARD CHAIN. In brief there is a dual aspect lounge with log burner, Kitchen/breakfast room, cloakroom & utility room. Master with En-suite & family bathroom

Description

Nestled within the popular village of Sampford Peverell, this impressive four-bedroom detached home occupies an enviable corner plot, providing an abundance of space and privacy. Offered to the market with no onward chain, this inviting residence boasts ample off-road parking and a generous double garage, making it ideal for families. With the benefit of owned solar panels. Upon entering, you'll be greeted by a welcoming porch and entrance hall that leads seamlessly into the property. The dual-aspect lounge is a bright and airy, featuring a log-burning stove that serves as the focal point, perfect for cozy evenings in with family and friends. There is well-appointed kitchen/breakfast room, separate dining room and also has a convenient cloakroom and a separate utility room to enhance the practicality of family living. Upstairs you will find three generously sized double bedrooms and a single bedroom. The master bedroom, complete with its own modern en-suite shower room. A family bathroom serves the remaining bedrooms. Situated close to the scenic Grand Western Canal, residents can take advantage of delightful walking and cycling routes, enhancing the charm of this desirable location. Additionally, the property lies within the catchment area for the highly regarded Uffculme School, making it an ideal choice for families.

This property occupies a corner plot, with a super rear garden that wraps around the home. Offering ample space for relaxation and outdoor activities. Mainly laid to lawn, with a greenhouse for those with green fingers! A particular feature is the charming summer house which benefits from power and light, a great space for working from home. Additionally, there is a storage shed and log store. There is a double garage with electric doors and off-road parking for several cars. This lovely house combines modern comfort with the serenity of village life, making it a superb opportunity that should not be missed. Don't hesitate to arrange a viewing and experience everything this exceptional home has to offer.

Entrance Hall

Door to front. Stairs to the first floor, under stairs cupboard, radiator.

Cloakroom

Double glazed window to front. Wash hand basin, WC, radiator, fuse board.

Lounge

21' 3" x 11' 9" (6.48m x 3.58m)
Double glazed window to front. Wood burner, television point, two radiators. Sliding doors leading out to the rear garden.

Dining Room

11' 1" x 9' 5" (3.38m x 2.87m)
Double glazed window to rear. Radiator.

Kitchen

8' 4" x 11' 6" (2.54m x 3.51m)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, built in Jeff oven and induction hob with extractor fan, radiator.

Utility

8' 4" x 6' (2.54m x 1.83m)
Double glazed window to rear and door to the side. Sink and drainer, tiled splash back,





Landing

Stairs from the ground floor. Airing cupboard, access to the loft, doors to all rooms.

Bedroom One

10' 7" x 11' 10" (3.23m x 3.61m)
Double glazed window to front. Built in wardrobes, television point, radiator, door to en-suite.

En-Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle, shaver point, radiator.

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)
Double glazed window to front. Built in wardrobes, radiator.

Bedroom Three

11' x 8' 8" (3.35m x 2.64m)
Double glazed window to rear. Built in wardrobes, radiator.

Bedroom Four

11' 10" x 7' 7" (3.61m x 2.31m)
Double glazed window to rear. Radiator.

Family Bathroom

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

Loft Space

The loft is insulated and partially boarded with a ladder.

Rear Garden

To the rear of the property the garden is laid mainly to lawn, with a summer house which has power and lighting, green house and log store.

Agents Note

The Solar panels are owned by the property. There is also a small battery which is powered by the solar panels. For more details, please contact the branch.

Services

Mains electric, gas, water, and drainage.

Council Tax Band E

Location

Sampford Peverell is a popular village within the Uffculme School catchment, within 2 miles of the M5 and home to the Tiverton Parkway train station with direct links to London Paddington station. In the village there is a good primary school, a post office store, a pub and a lovely church situated by the canal. There is also tennis courts and a cricket pitch which run lots of activities for children. The busy market town of Tiverton lies approximately 6 miles away where there is a range of amenities including supermarkets, high street and independent shops, restaurants and bars and a range of sporting and recreational facilities.

Office Hours

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



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welcome to

Fairfield, Sampford Peverell Tiverton

- Detached Four Bedroom Home - Solar Panels OWNED
- Dual Aspect Lounge with wood burner
- Kitchen/ Breakfast Room
- Utility Room & Cloakroom
- Off Road Parking & Double Garage

Tenure: Freehold EPC Rating: B

guide price

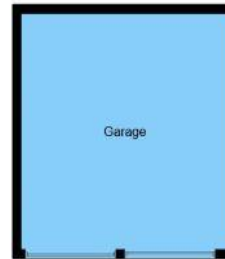
£490,000



Ground Floor



First Floor



Garage

Total floor area 144.6 m² (1,557 sq.ft.) approx

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

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