



Court Way, Sampford Peverell Tiverton EX16 7BH

welcome to

Court Way, Sampford Peverell Tiverton

A well presented detached bungalow with wrap around gardens offered to the market with no onward chain. In brief there is a modern fitted kitchen with dining area. Two double bedrooms and a modern shower room. A spacious lounge, garage and off road parking.

Description

Discover this beautifully presented detached two bedroom bungalow which is located in the Village of Sampford Peverell. This home features a modern fitted kitchen which is open plan to the dining room, creating a perfect space for entertaining. The spacious lounge is light and bright with a large front facing window. There are two double bedrooms which are serviced by a modern shower room. Step outside to enjoy well maintained front and rear gardens which surrounds the bungalow. There is a garage and driveway providing off road parking. This property is ready to be occupied and is offered to the market with no onward chain. Call Fox & Sons today to arrange a viewing.

Lounge

11' 10" x 15' 6" (3.61m x 4.72m)

Door to front opening into the lounge. Double glazed window to front. Feature fireplace, radiator.

Kitchen

18' 4" x 10' 10" (5.59m x 3.30m)

Double glazed window to front and side. The kitchen has a range of wall and a base unit with work surfaces over, sink and drainer, eye level oven and microwave, hob with extractor hood, under counter fridge, Sliding doors to front and door to side.

Hallway

Storage cupboard, loft hatch, doors to all rooms.

Loft Space

The loft is partially boarded, insulated has a light and a ladder.



**Bedroom One**

10' 11" x 9' 11" (3.33m x 3.02m)

Double glazed window to rear. Television point, radiator.

Bedroom Two

11' 10" x 12' 11" (3.61m x 3.94m)

Double glazed window to front. Radiator.

Shower Room

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

Front Garden

To the front of the property is a low maintenance garden with gravel.

Rear Garden

The rear garden is laid mainly to lawn with trees and shrub borders, vegetable patch, shed and greenhouse.

**Services**

Mains electric, gas, water, and drainage.

Council Tax Band C

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

Court Way, Sampford Peverell Tiverton

- Detached Bungalow
- Modern Kitchen/Diner
- Spacious Lounge
- Two Bedrooms
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

£325,000



Total floor area 84.7 m² (911 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.localagent.com

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