



**Fairfield, Sampford Peverell Tiverton EX16 7DE**

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## **Fairfield, Sampford Peverell Tiverton**

Offered to the market with NO ONWARD CHAIN is this detached four bedroom home occupying a corner plot. In brief the accommodation includes a spacious lounge/diner, fitted kitchen. Four bedrooms, a family bathroom and cloakroom. Driveway parking and a garage. Front and rear gardens.

### **Description**

This four-bedroom detached home is offered to the market with no onward chain. Situated within the popular village of Sampford Peverell this property occupies a corner plot. While the property is now in need of modernisation, it offers fantastic potential to put your own taste on this great sized family home. The ground floor features a fitted kitchen and a spacious lounge/diner which overlooks the rear garden. Completing the ground floor is a cloakroom and integrated garage. Upstairs, you will find four bedrooms and a family bathroom. Outside, the property benefits from both front and rear gardens, providing plenty of outdoor space. There is driveway parking and a garage. This property lies within the Uffculme School Catchment area. Viewing is advised to appreciate this property in full.

### **Entrance Hall**

Door to front. Storage cupboard, radiator, stairs to first floor.

### **Cloakroom**

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

### **Kitchen**

8' 10" x 10' 10" ( 2.69m x 3.30m )

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, space for a cooker, under counter fridge and washing machine, radiator, door to rear garden.

### **Lounge**

11' 9" x 15' ( 3.58m x 4.57m )

Double glazed French doors to rear. Feature fireplace, television and telephone points, radiator.

### **Dining Room**

8' 10" x 6' 5" ( 2.69m x 1.96m )

Double glazed window to rear. Radiator.





### Landing

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

### Bedroom One

11' 9" Max x 9' 6" ( 3.58m Max x 2.90m )

Double glazed window to front. Built in wardrobes, radiator.

### Bedroom Two

11' 6" x 8' 9" ( 3.51m x 2.67m )

Double glazed window to front. Built in wardrobes, radiator.

### Bedroom Three

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed window to rear. Television point, radiator.

### Bedroom Four

7' 10" x 8' 9" ( 2.39m x 2.67m )

Double glazed window to rear. Radiator.

### Bathroom

Double glazed window to rear. Wash hand basin, WC, bath, part tiled, radiator.

### Loft Space

The loft is partially boarded with a ladder.

### Rear Garden

The rear garden is laid to lawn with shrub borders, a patio area and access to the front of the property.

### Garage

The garage has a up and over door with power and lighting.

### Services

Mains electric, gas, water, and drainage.

Council Tax Band D

### 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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## Fairfield, Sampford Peverell Tiverton

- Detached Four Bedroom Home
- Spacious Lounge/Diner
- Fitted Kitchen
- Corner Plot
- Garage & Off-Road Parking

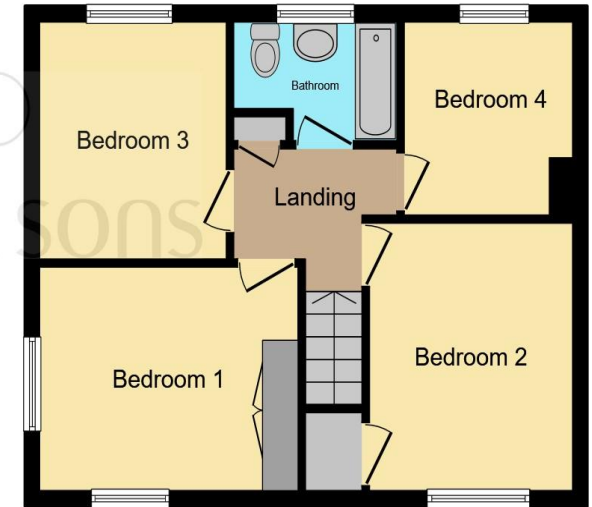
Tenure: Freehold EPC Rating: D

guide price

**£350,000**



**Ground Floor**



**First Floor**

Total floor area 102.8 m<sup>2</sup> (1,106 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](http://www.focalagent.com)

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