



Higher Town, Sampford Peverell Tiverton EX16 7BR

welcome to

Higher Town, Sampford Peverell Tiverton

Offered to the market with NO ONWARD CHAIN is this detached three bedroom home located in the village of Sampford Peverell. In brief the accommodation includes a spacious lounge with brick fireplace and modern Kitchen/diner. Utility room/ sun room and family bathroom. Rear enclosed garden & Parking.

Description

Tucked away in the village of Sampford Peverell you will find this detached three bedroom family home offering a blend of modern and character features.

On entering the property into the welcoming hallway doors lead to the lounge and kitchen, stairs also lead to upstairs. The front aspect lounge is light and bright with a feature fireplace. To the rear the kitchen/ diner is modern and equipped with a range of wall and base units. A door leads to the useful utility/ storage room with access to the rear garden. Upstairs you will find three bedrooms, two of which are doubles and have built in wardrobes. Completing the accommodation is a modern family bathroom.

Externally the property benefits from front and rear gardens which are fully enclosed. The rear garden is low maintenance with a mix of paved red bricks, stones, patio and mature shrubs. A stream runs through the middle of the garden. The property further benefits from off road parking. If you like what you see contact Fox & Sons today to arrange an internal viewing. NO ONWARD CHAIN

Entrance Hall

UPVC door to front and double glazed window to side. Door to lounge and kitchen/diner. Stairs to first floor, radiator, telephone point.

Lounge

12' 8" Max x 11' 8" Max (3.86m Max x 3.56m Max)
Double glazed window to front, radiator, feature fireplace.

Kitchen/ Diner

19' 1" Max x 10' 10" Max (5.82m Max x 3.30m Max)
Double glazed window to rear and side. Door into utility room. The modern fitted kitchen is equipped with a range of wall and base units with worktop over. Built in eye level oven, gas hob, one bowl sink.

Utility

Door to garden. Base units with worktop over. One bowl stainless steel sink and drainer. Light and power. Water tap.

Landing

Doors to all rooms. Double glazed window to side, loft hatch.

Bedroom One

12' 3" Max x 9' 11" Max (3.73m Max x 3.02m Max)
Double glazed window to front. Built in wardrobes, radiator.

Bedroom Two

10' 6" Max x 9' 4" Max (3.20m Max x 2.84m Max)
Double glazed window to rear. Built in wardrobes, radiator.





Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m)

Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Bath with shower over, WC, wash hand basin.

Front Garden

The front garden is enclosed and low maintenance.

Rear Garden

The rear garden is low maintenance with a mix of paved red bricks, stones, patio and mature shrubs. A stream runs through the middle of the garden.

Off Road Parking

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- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



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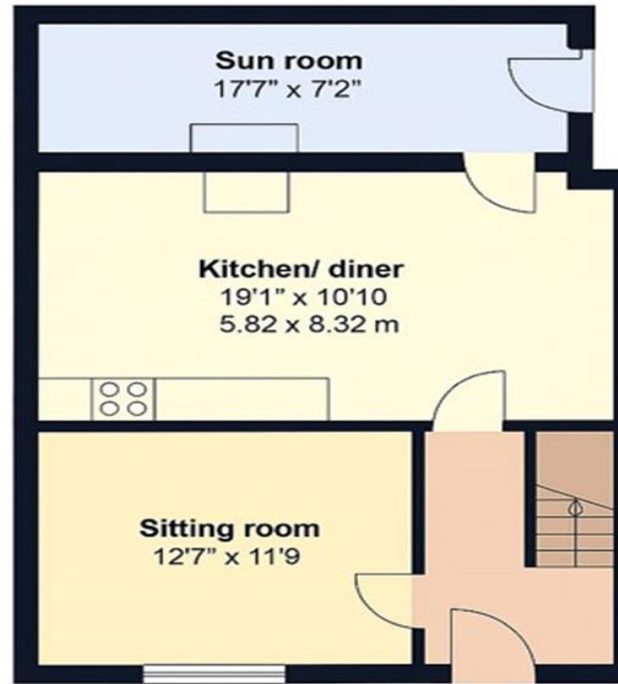
- Detached Three Bedroom Home
- Modern Kitchen/ Diner
- Front Aspect Lounge
- Family Bathroom
- Utility/ Storage room

Tenure: Freehold EPC Rating: E

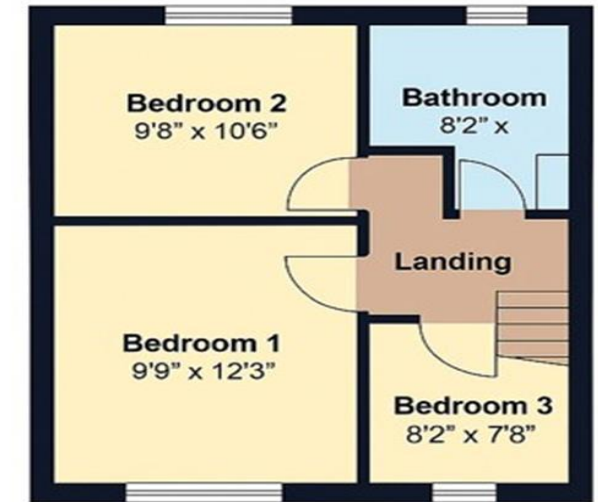
Council Tax Band: C

guide price

£325,000



Ground Floor



First Floor

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Property Ref:
TVT105907 - 0005

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