



Higher Headlands



Tiverton Parkway 1 mile. Tiverton 8 miles.
Exeter 19 miles. Taunton 16 miles.

A detached bungalow, with no onward chain, set in a large private plot on the edge of Tiverton.

- No Onward Chain
- Detached four bedroom bungalow
- 0.56 acre plot
- Large garage
- Uffculme catchment area
- Fantastic opportunity to modernised
- Superb location close to Tiverton Parkway
- Spacious Garden
- Council Tax Band F
- Freehold

Guide Price £650,000

SITUATION

The property is located in an idyllic position on the outskirts of the picturesque village of Sampford Peverell. The village itself offers a post office, village hall, general store, thriving public house, primary school, hairdressers and driving range, as well as access to lovely walks along the canal. The nearby town of Tiverton provides an excellent range of facilities that one would expect of a larger town including the renowned Blundell's School, which offers discounts to local students. The property also sits within the catchment area of the 'outstanding' rated Uffculme secondary school.

Junction 27 of the M5 is approximately 2 miles away, alongside which lies Tiverton Parkway Station.

DESCRIPTION

Higher Headlands is a substantial, detached family home. Extended to include up to four bedrooms, two reception rooms and two substantial garages or workshops, the property boasts ample accommodation across one level and sits on a large plot of 0.56 acres incorporating mainly laid to lawn gardens with a separate paddock and gated driveway parking for multiple vehicles.

ACCOMMODATION

The entrance hall leads you through into a large double aspect living room with sliding patio doors to the front garden and a feature fireplace housing wood burning stove.

A long inner hallway leads you through the rest of the house with a formal dining room enjoying a southerly facing view of the front garden. This is adjacent to the kitchen and breakfast room. With excellent storage space and marble effect worktops also providing access to the rear garden.

At the end of the hall on the left-hand side is a substantial double bedroom with a range of fitted wardrobes and access to the front garden via a sliding door. Opposite this is another large double room with two double wardrobes and a beautiful outlook onto the rear garden. Nestled between the second and third bedroom you will find the family bathroom, with a shower over the bath and pedestal basin. The third bedroom overlooks the rear garden with built in wardrobe. The fourth bedroom is the smallest of the bedrooms with an outlook over the rear garden.

OUTSIDE

The property is approached over a wide gated driveway, the first portion of which is shared with the neighbouring bungalow, before opening out to the generous parking and turning area. Single garage attached to the bungalow having up and

over door, light and power and overhead storage. Continue on the driveway to an area of concrete hardstanding immediately in front of the more recently constructed and impressive outbuilding providing garaging and workshop space with, access to extensive loft storage, work bench, light and power, pedestrian door.

The bungalow sits approximately in the centre of this extensive mature plot with sweeping lawns on three sides, interspersed with established flowerbeds and borders, a large secluded patio extends the full width of the south side of the bungalow with brick paved path leading to the strategically placed summerhouse with charming veranda and adjoining a paved patio. The kitchen garden is flanked on three sides by mature hedgerows whilst the rear garden is mostly lawned with assorted established fruit trees and a useful array of sheds, including the tractor store. Privacy is assured by most boundaries being tall established hedges.

SERVICES

Water - Mains connected
Electric - Mains connected
Drainage - Private drainage via Septic Tank
Oil Fired Central Heating
Ofcom predicted broadband services: Standard - Download 1Mbps, Upload 0.8Mbps. Superfast - Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by prior appointment with Stags Tiverton office

DIRECTIONS

From M5 Junction 27, head towards Tiverton and take the first exit signposted towards Sampford Peverell. At the roundabout take the first exit and follow the road for approximately 500 yards. The property will then be found on your right.



Approximate Gross Internal Area = 172.5 sq m / 1857 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069840)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	
Net energy efficient - higher scoring coats		42	95
England & Wales		EU Directive 2002/91/EC	10

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