



39 Boobery



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

A superb three bedroom family home in the idyllic position in the village of Sampford Peverell.

- Mid-terrace family home
- No onward chain
- Three bedrooms
- Two reception rooms
- Rear garden
- Off road parking
- Uffculme School Catchment Area
- EPC Band C
- Council Tax Band A
- Freehold

Guide Price £315,000

SITUATION

The property is located in an idyllic position in 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

A delightful three-bedroom, mid terrace, family home offering flexible accommodation with off street parking and rear garden. The property has been modernised by the current vendor to provide excellent accommodation.

ACCOMMODATION

The ground floor features an open plan lounge with coal effect gas fire and stairs leading to the first floor. The spacious kitchen/dining area has a range of wall and base units with oak worktops, breakfast bar, 1.5 bowl stainless steel sink with waste disposal unit, 5 ring gas hob, integrated single fan oven, extractor hood and space for appliances. The dining area has French doors leading to the garden. A cloakroom leads off the kitchen with WC, vanity wash basin and large storage cupboard. A separate utility room has additional wall and base units, space for appliances and a stainless steel laundry sink and provides access to the front via a pathway and also to the rear garden.

The first floor comprises 3 bedrooms, 2 of which are double with bedroom 1 having fitted wardrobes. Bedroom 3 is a single room with built-in linen cupboard. The family shower room offers a large shower, WC and wash basin and fitted units.

OUTSIDE

A pathway to the side of the property provides access to the utility room

To the front of the property, is a parking area with space for two good sized cars, with a power point and outside tap partially bordered by a low brick wall.

To the rear of the property is a low maintenance, landscaped garden and as it is south facing, a real sun trap. A paved veranda runs the full width of the property, leading to an elevated composite decked area. Steps lead down to artificial grass with a further decked/gravel and paved area, adjacent to the shed which has storage, power and lighting.

SERVICES

Mains connected services. Gas central heating. PV panels
Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload 0.9 Mbps. Ultrafast: Download 70Mbps, Upload 18Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council

AGENTS NOTE

Under the Estate Agents Act, we disclose that the vendor of this property is an employee of Stags.

VIEWINGS

Strictly by appointment only through the agents, Stags.

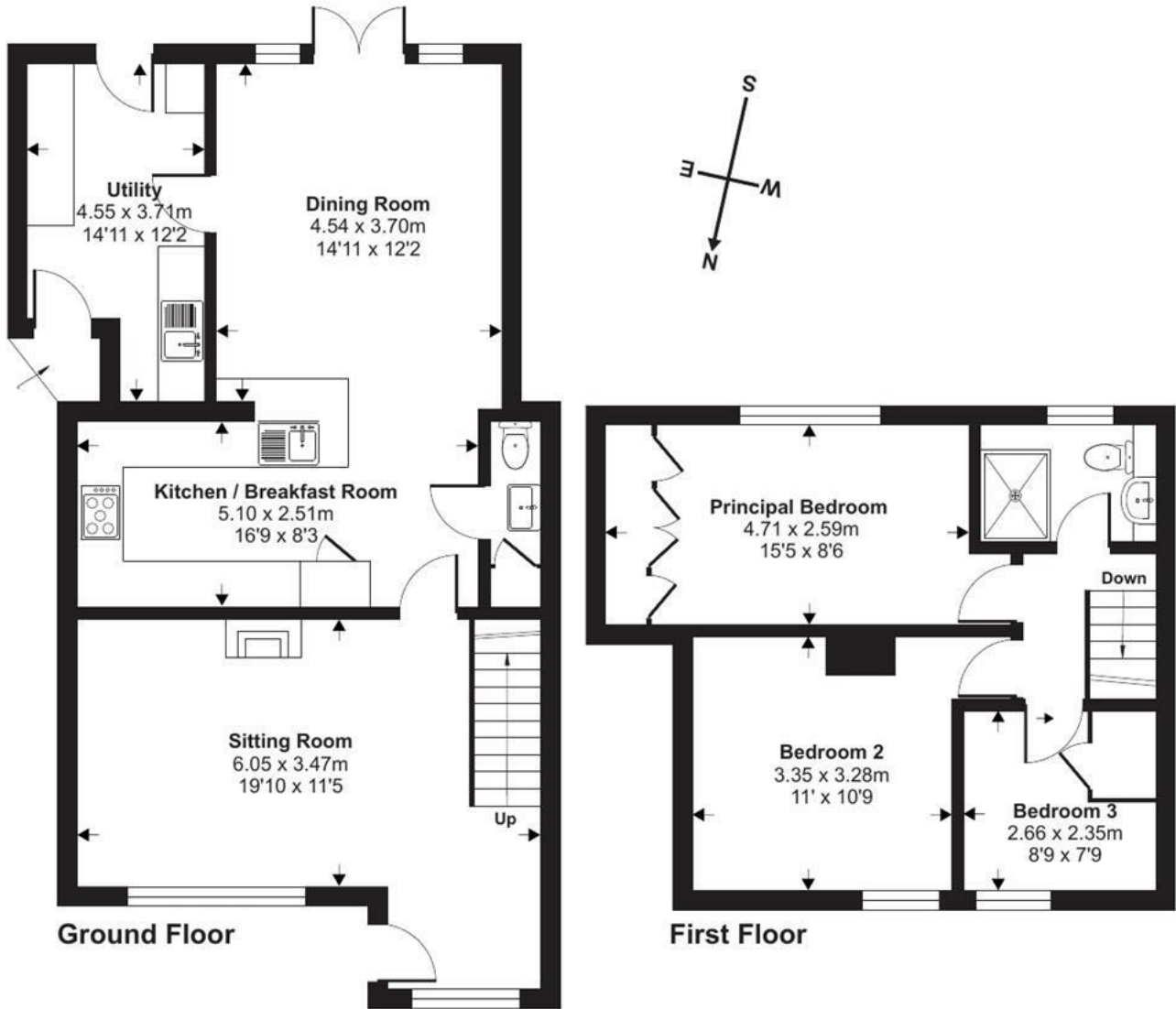
DIRECTIONS

From M5 Junction 27, proceed west bound on the A391 (North Devon Link Road) and take the first exit. At the roundabout, take the first exit towards Sampford Peverell/ Halberton. After 0.5 miles turn right onto Whitnage Road, and remain on this road for 300 yards passing over the Grand Western Canal. Turn Left on to Boobery and after 175 yards the property can be found on the left hand side.



Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1164871

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
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)		78	79
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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