



22 Higher Town



STAGS

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Sampford Peverell, Tiverton, EX16 7BR

Tiverton 5 Miles | Tiverton Parkway 1.3 Miles | Exeter Airport 18 Miles

An attractive village home set in the heart of Sampford Peverell offered to the market with no onward chain.

- Three Bedroom Family Home
- Uffculme School Catchment
- Large Rear Garden
- Open Countryside Views
- Council Tax Band C
- No Onward Chain
- Beautifully Maintained
- Village Location
- Conveniently Located
- Freehold

Guide Price £325,000

DESCRIPTION

Sampford Peverell is a well-regarded Mid-Devon village offering a range of local amenities, including a primary school, village shops, public house and recreational facilities. The village is conveniently located for access to Tiverton, with Tiverton Parkway railway station providing mainline services to London Paddington and Exeter, together with excellent road links via the nearby M5 motorway.

22 Higher Town is a well-maintained residential property situated within this popular village, offering well-proportioned accommodation arranged over two floors. The property has been sympathetically modernised by the current owners providing a practical and comfortable living space, comprising of an entrance hall, a reception room and kitchen/dining area on the ground floor, with three well-proportioned bedrooms and a modern bathroom on the first floor.

Externally, the property benefits from a private and manageable rear garden with a spacious patio suitable for outdoor entertaining, beyond which, steps lead up to the lawned garden with lots of potential.

SERVICES

Mains electricity, water, gas & drainage. Gas Central Heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

Ofcom predicted mobile coverage: Internal - EE, Three and O2 (variable). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon Council. Sampford Peverell Conservation Area.

DIRECTIONS

From M5 Junction 27, travel westbound on the A361 and take the first exit signposted towards Sampford Peverell. At the roundabout, take the first exit and follow the road for approximately 0.7 miles. As you pass over the Grand Western Canal, turn right on to Higher Town and follow to road for 350yards, where the property can be found on the left, opposite the church.





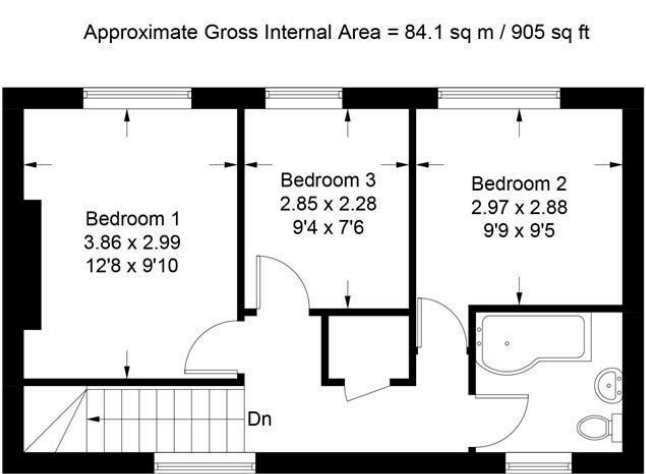
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



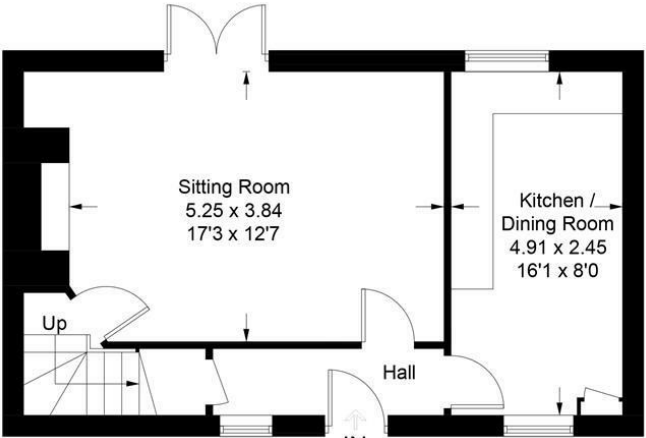
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
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