



28 Fairfield, Sampford Peverell, EX16 7DE
Freehold
Price £335,000
 Council Tax Band - D

VACANT POSSESSION - NO ONWARD CHAIN!

Presented to a high standard, this THREE bedroomed detached family home situated in the popular area of Sampford Peverell within walking distance of Parkway mainline station and the Grand Western Canal offering direct links to London Paddington and the M5 to Exeter city airport.

Located in a cul de sac position, this lovely property offers spacious accommodation with entrance hall with stairs to first floor offering built in clever storage drawers under, white suite cloakroom, dual aspect lounge/dining room with patio door over looking and leading out to the lovely rear garden, modern fitted kitchen with appliances and door to side garden. The first floor is light and airy with a spacious landing space with storage cupboard, three bedrooms all with built in wardrobe cupboards and a white suite family bathroom.

Outside the pleasant rear garden offers a spacious corner plot with a detached single GARAGE with driveway to the front. The property further benefits from gas central heating and double glazed windows and doors.

Sampford Peverell is a popular village located not far from Junction 27 of the M5 motorway and known for the Tiverton Parkway Mainline Railway Station to the east, the national cycleway located beside this and easy access to the Great Western Canal offering lovely walks for all. The village has a Spar convenience shop, The Globe public house and Church.

Hallway



Upon entering the property you are greeted into the entrance hallway with wood effect vinyl flooring which continues into the cloakroom, stairs to the first floor landing with a practical designed under stairs storage system consisting of cupboards and drawers, radiator and oak Shaker style doors which are throughout the property leading into

Cloakroom



Modern white cloakroom suite comprising low-level WC and vanity wash basin with tiled splash back and storage cupboard set under. Radiator, coat hooks and obscure glazed window to the front elevation.

Kitchen



This very practical kitchen has plenty of work top space for the keen cook. The modern white kitchen comprises a range of base units of cupboards and draws with a slate effect worktop over. Spaces for fridge/freezer, washing machine, dishwasher and large range cooker. One and a quarter sink with mixer tap, tiled splash backs. Matching wall mounted cupboards with under cupboard lighting. Dark wood effect vinyl flooring. A large window to the rear elevation over looking the rear garden plus a obscured glazed door leading to side access and giving the kitchen plenty of natural light.

Lounge/Diner



This bright and airy room benefits from a window to the front elevation plus double doors leading out to the rear garden. Two radiators, television and telephone points.

First Floor Landing



with a window to the side elevation, radiator, loft, hatch, and doors off to

Bathroom



A modern white bathroom suite comprising of panelled bath with mixer tap and shower attachment plus mains thermostatic shower set over, pedestal wash basin and, low-level WC. Tiled splash backs, radiator and obscure glazed window to rear elevation.

Bedroom One



A large picture window to the rear elevation overlooking the rear garden, radiator, built-in double wardrobe with hanging rail and shelving

Bedroom Two



Window to the front elevation overlooking the front garden. Built-in double wardrobe with hanging rail and shelving plus single wardrobe with shelving. Radiator

Bedroom Three



Window to the front elevation overlooking the front garden, radiator and storage cupboard with shelving and hanging rail plus airing cupboard housing a radiator and the gas combi boiler

Garage



With metal up and over door and side courtesy door into the garden. Power and lighting.

Outside



The property is approached from the driveway via a level paved path leading round to the front door. There are four steps leading up from the pavement to the path which leads to the front door. The front garden is mainly laid to lawn with a variety of bushes and shrubs.

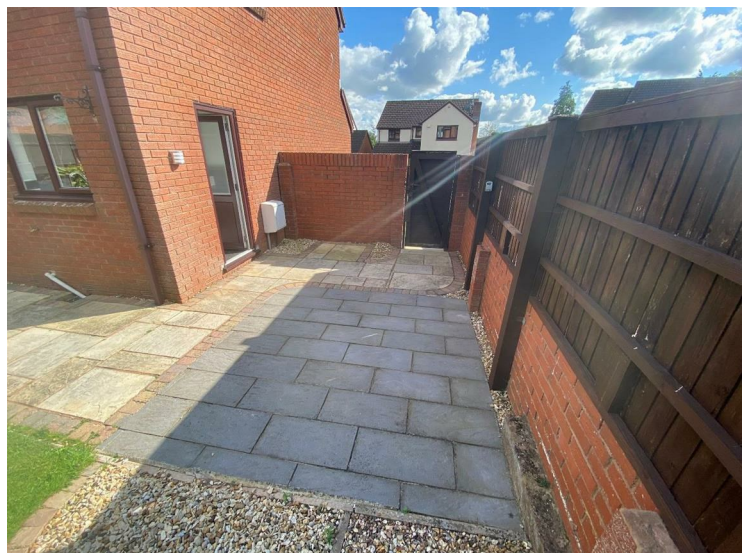
The good sized rear garden is perfect for entertaining and enjoying the sunshine whilst the kids have plenty of space to play. To the side of the property there is a large patio area with the paving carrying along the rear of the property and around to a useful storage shed. A gravelled path leads from the patio to the garage courtesy door and up to the enclosed paved bin store area. The remainder of the garden has been laid to lawn with a flowerbed border housing a profusion of plants and shrubs. There is a useful outside tap.

Services

Mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3Words



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Agents Notes



VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

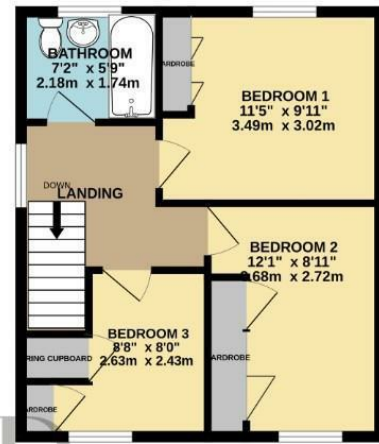
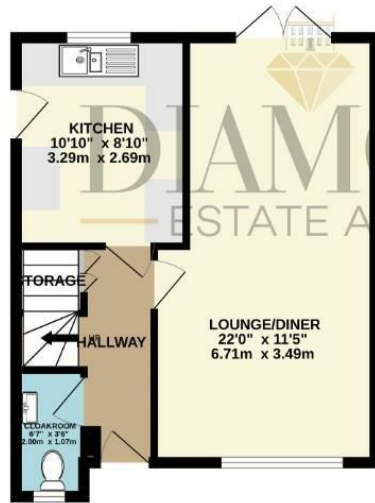
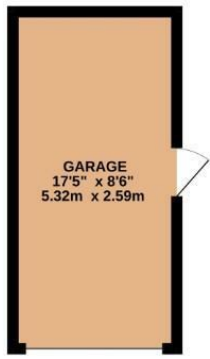
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

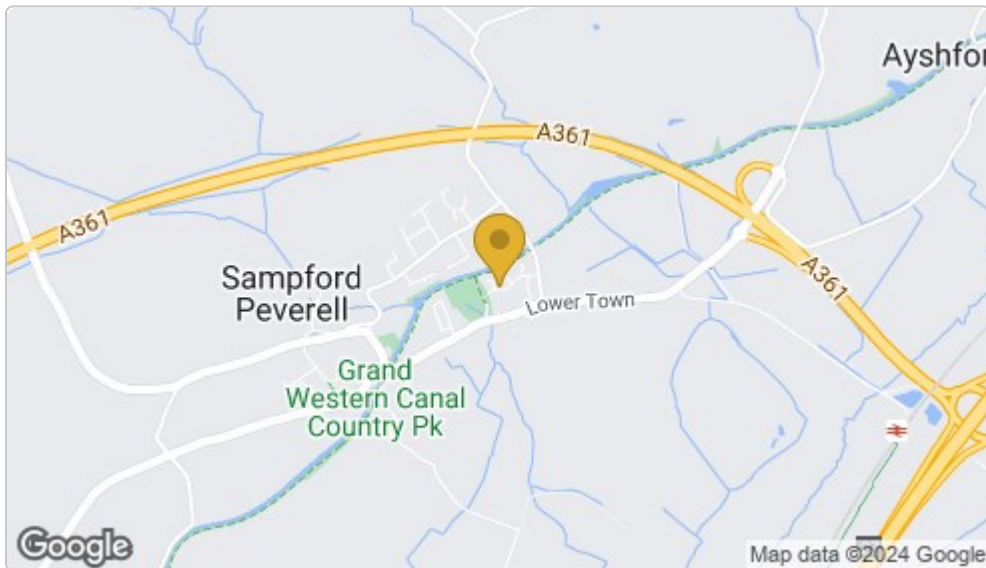
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



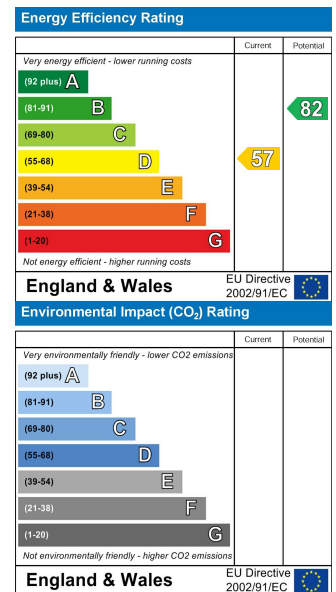
TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.