



## 6 The Brendons, Sampford Peverell, Tiverton, Devon, EX16 7BY

Asking Price £299,000

- No onward chain!
- Bathroom
- Detached
- Front and rear gardens
- Parking
- 2 Bedrooms
- Spacious living room
- Village location
- Garage
- Sunroom

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

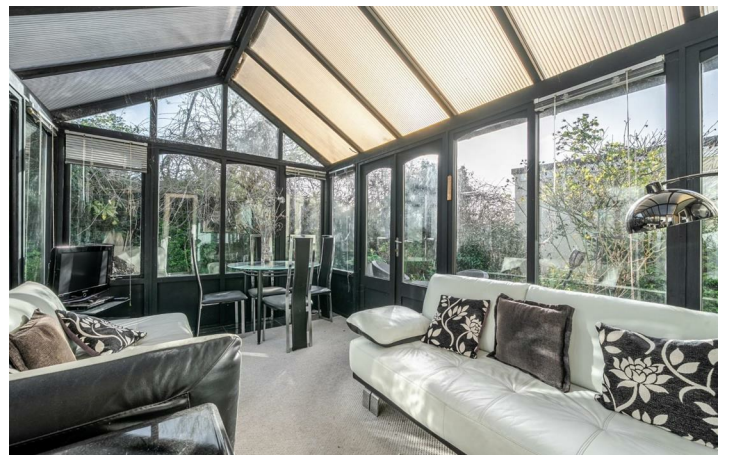
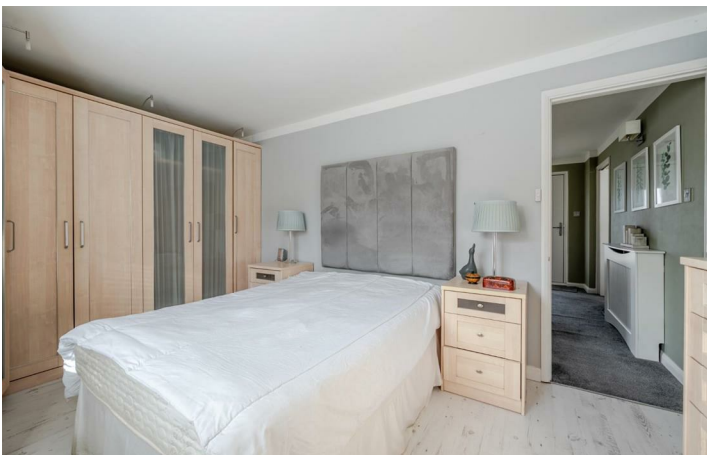


# 6 The Brendons, Tiverton EX16 7BY

A lovely two bedroom detached bungalow, situated in the ever-popular Mid Devon village of Sampford Peverell.



Council Tax Band: C



## LongDescription

A lovely two bedroom detached bungalow situated in a quiet close, within a mature residential development.

Benefiting from no onward chain, the bungalow is nicely set back from the road with a long drive leading to a single garage.

The front garden is spacious and home to some mature shrubs. A couple of steps lead up to the front door, which leads into the hallway.

The front bedroom can fit a single bed and enjoys lots of light. This room would also be well suited to an office.

The rear double bedroom has superb, built in storage, and overlooks the garden.

The modern bathroom is set up conveniently as a wet room, with good decoration.

The large living room is beautifully light and benefits from lovely engineered wooden flooring, with space for a dining table and chairs.

The kitchen is the hub of the home with a generous amount of wall and base units, and integrated oven, fridge freezer and dishwasher.

The large Sunroom would benefit from some updating but currently adds great additional space for entertaining, or simply relaxing with a private outlook over the rear garden.

The south facing rear garden is laid mainly to patio, and tucked away in the corner is a garden shed and summer house, there is also convenient access to the garage, and the front garden.

Overall, this is a great bungalow in a peaceful position within a very popular village.

The village is well known for its excellent road and rail links, active community and is great for walkers

with the Grand Western canal and easy access onto Devonshire lanes!

The village lies within the catchment area of the ever popular Uffculme Secondary School.

Tenure:  
Freehold

Services:  
Main's electricity, gas, water and drainage.

Council Tax:  
Band C

Local Authority:  
Mid Devon District Council 01884 255255

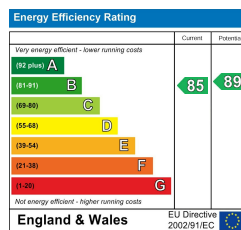
## Directions

What3Words - mermaids.skipped.dream  
Lat/Long - 50.922987 / -3.379813

## Viewings

Viewings by arrangement only.  
Call 01884 253500 to make an appointment.

## EPC Rating: B

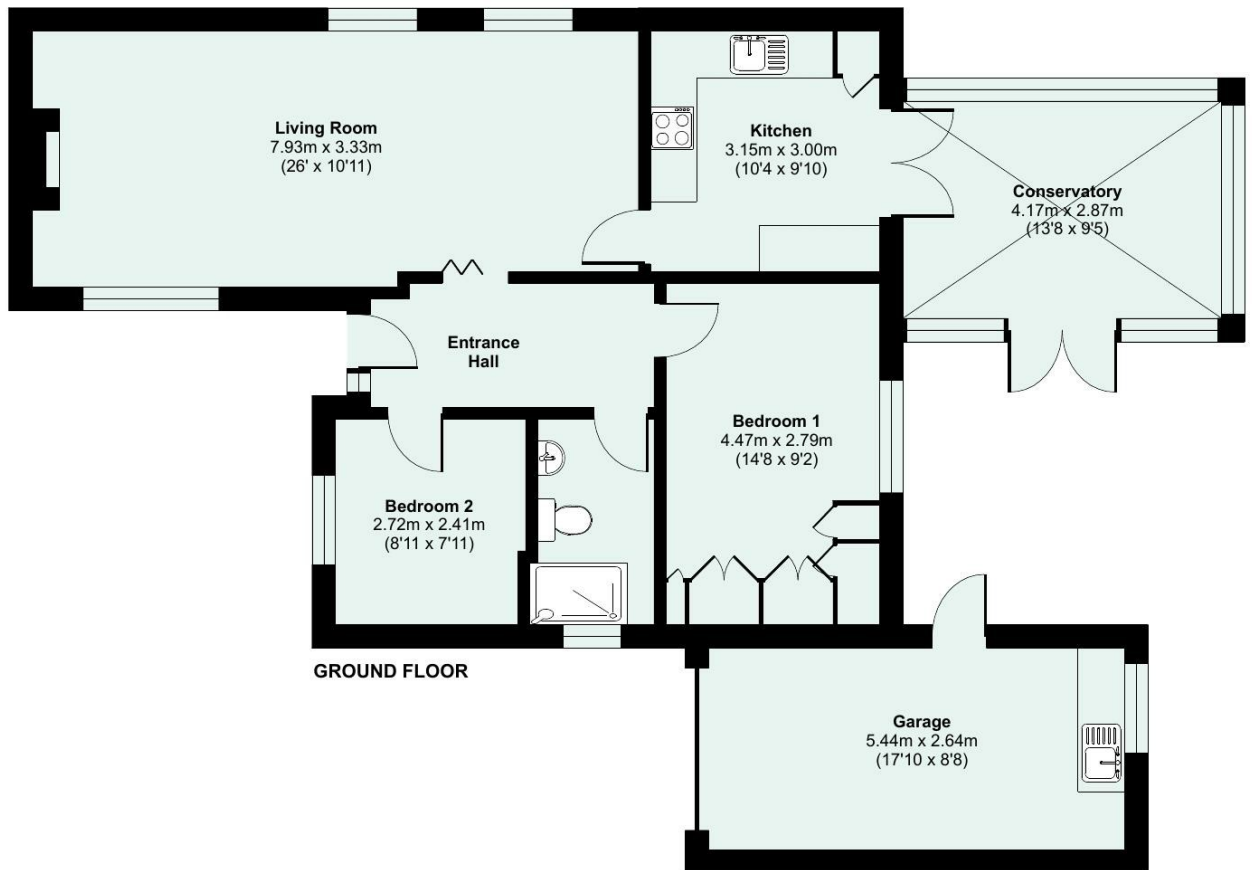
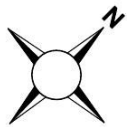


Approximate Area = 866 sq ft / 80.4 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Seddon Estate Agents LLP. REF: 1435473

