



## 26 Boobery, Sampford Peverell, Tiverton, Devon, EX16 7BS

£1,100

- Cloakroom
- Kitchen/diner
- Family bathroom
- Enclosed rear garden
- Mains electric, gas, water and drainage. CT Band C
- Living Room
- 2 double bedrooms, 1 single bedroom
- Garage and off road parking
- Popular village location close to the M5
- Rent £1,100 pcm Deposit £1,265

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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## 26 Boobery, Tiverton EX16 7BS

This 3 bedroom semi detached house with a garden, garage and parking for two cars is situated in the popular village of Sampford Peverell, close to Junction 27 of the M5, with the canal close by and within Uffculme School catchment. EPC: C



Council Tax Band: C



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## LongDescription

This nicely presented 3 bedroom semi-detached house with a garage and parking is situated on the outskirts of the village and is within the catchment area for well regarded Uffculme Secondary School. The house offers spacious accommodation comprising of; hallway, cloakroom, spacious living room, kitchen/diner, two double bedrooms, a single bedroom and a family bathroom with a shower over the bath.

Outside there is a tiered and easy to maintain rear garden and to the front there is a single garage and parking for up to two vehicles.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will become an Assured Periodic Tenancy from the 1st of May 2026.

### Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

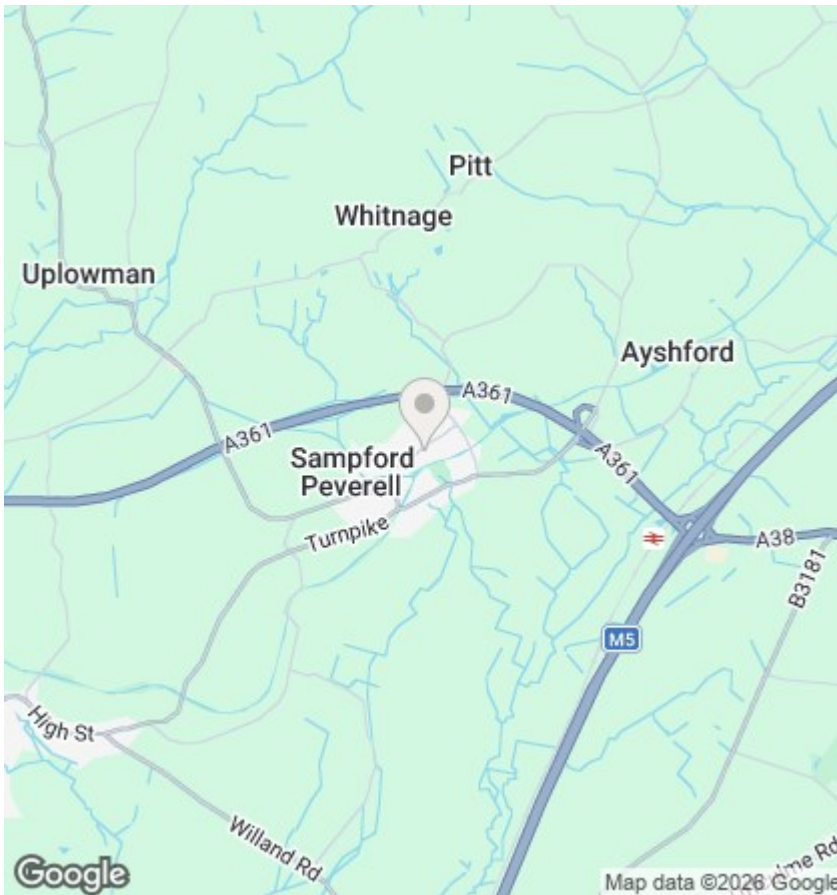
Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further

clarification before arranging a viewing please contact the lettings office dealing with the property.



## Directions

From J27 of the M5 head towards North Devon taking the first exit towards Sampford Peverell. On entering the village take the first turning right into Whitnage Road. Take the third left into Boobery and after approximately 100m the property can be found on the right hand side

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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