



10 Higher Town



**STAGS**

# 10 Higher Town

Sampford Peverell, Tiverton, Devon, EX16 7BP

Tiverton 4.5 Miles | M5(J27)/ Tiverton Parkway Station 1.5 Miles | Exeter 17 Miles

A beautifully presented three-bedroom character cottage on the edge of the popular village of Sampford Peverell.

- Character Cottage
- Grade II Listed
- Useful Attic Room
- Popular Village Location
- Council Tax Band B
- Three Bedroom Home
- Immaculately Presented
- Within Uffculme School Catchment
- Tiverton Parkway/M5 (J27) 1.5 Miles
- Freehold

## Guide Price £300,000

### DESCRIPTION

10 Higher Town is an immaculately presented three-bedroom cottage set on the edge of the popular village of Sampford Peverell. The village 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.

The property offers well-proportioned accommodation and has been sympathetically modernised by the current owners providing a practical and comfortable living space, comprising of a living/dining area, kitchen, useful utility area and w/c on the ground floor, with three well-proportioned bedrooms and a modern bathroom on the first floor, along with a useful attic room.

Externally, the property benefits from a private and manageable rear garden with a spacious patio suitable for outdoor entertaining and a side gate providing rear access.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating.  
Ofcom predicted broadband services - Standard broadband available.  
Ofcom predicted mobile coverage for voice and data: External – EE, Three, O2 and Vodafone. Internal - EE & Three.  
Local Authority: Mid Devon District Council.

### DIRECTIONS

What3Words: ///vowed.digested.ordinary  
Google Drop Pin: <https://maps.app.goo.gl/1azxWvtdw3Wb8vy58>





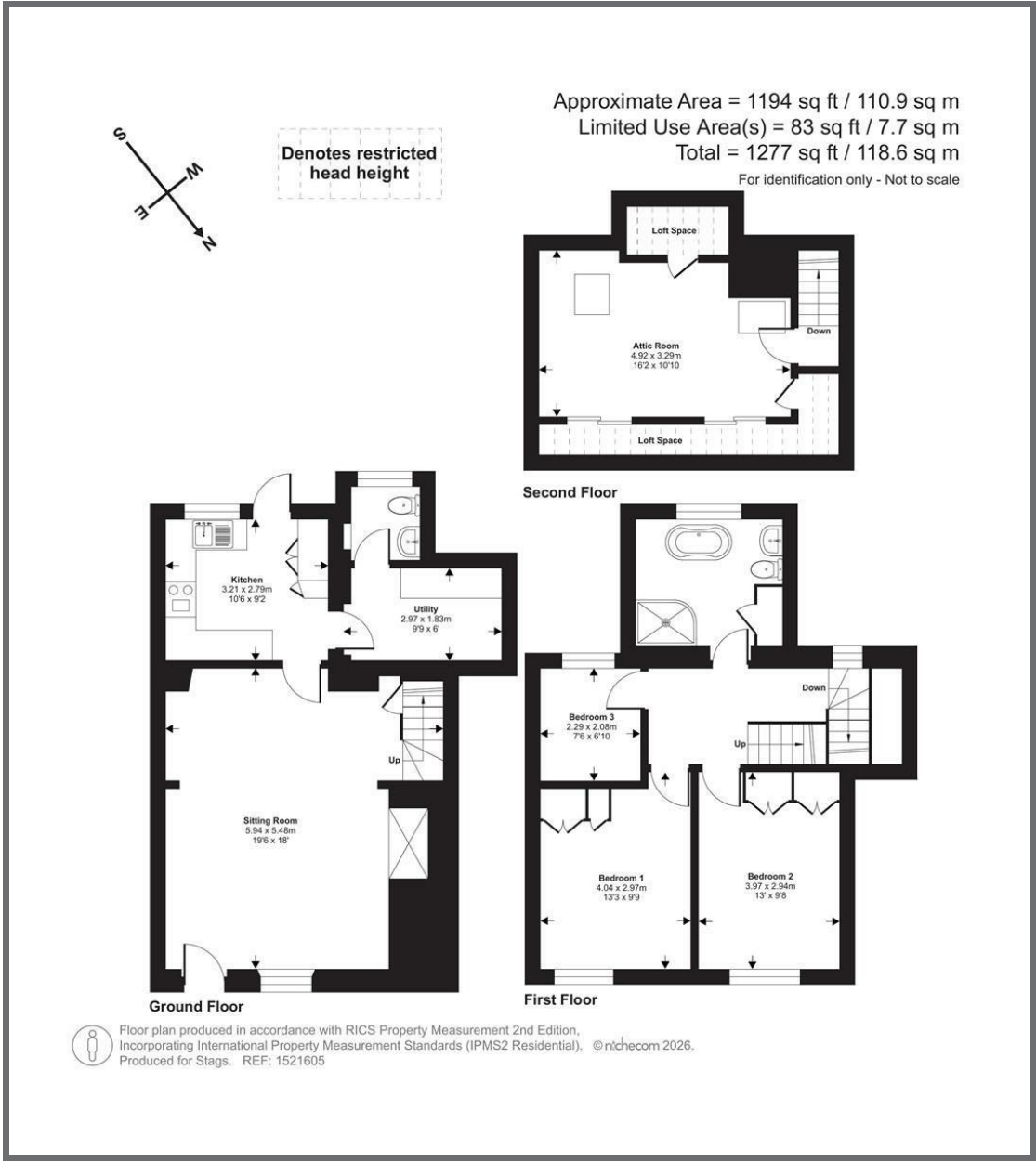
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (49-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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