

Asking Price £139,000



3 Smithys Way, Sampford Peverell, Tiverton, Devon, EX16 7FB

- 1-bedroom first-floor flat
- Private roof terrace
- Close to Tiverton Parkway
- Near Grand Western Canal
- Open-plan living and kitchen
- Allocated parking space
- Easy access to M5 motorway
- 980 Year lease remaining

3 Smithys Way, Tiverton EX16 7FB

Situated in the sought-after village of Sampford Peverell, this one-bedroom first-floor flat offers well-presented accommodation, a private roof terrace, 980 year lease, gas central heating, and allocated parking for one car.



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C

Council Tax Band: A



Situated in the sought-after village of Sampford Peverell, this one-bedroom first-floor flat offers well-presented accommodation, a private roof terrace and allocated parking for one car.

The property is conveniently positioned for access to Tiverton Parkway railway station and the M5, making it particularly well placed for those needing good transport connections.

The flat is approached from ground-floor level, with stairs rising to the first floor and into the open-plan living room and kitchen. This is a bright and comfortable space, benefiting from plenty of natural light, with the kitchen set neatly to one side.

The kitchen is fitted with a good range of wall and base units, with plumbing and space for white goods, an integrated fridge/freezer and a built-in electric oven with gas hob.

Patio doors from the living area open onto the private roof terrace, providing a valuable outside space with room for seating and outdoor dining.

The bedroom is positioned at the front of the property and comfortably accommodates a double bed together with additional bedroom furniture. The bathroom is mainly tiled and fitted with a WC, wash hand basin and bath with shower over.

Outside, the property benefits from parking for one car, with an additional pay-and-display car park conveniently located nearby.

One of the property's real advantages is its village

setting. The picturesque Grand Western Canal is just a stone's throw away, offering miles of attractive waterside walks through the surrounding countryside and nature reserve.

Sampford Peverell itself offers a useful range of local amenities, including a village shop, salon, tennis courts and well-regarded public house. Tiverton Parkway railway station, the M5 and the larger centres of Tiverton and Cullompton are also within easy reach.

Tenure:
Leasehold

Lease remaining:
Approximately 980 years

Utilities
Mains gas, electric, water, and drainage

Ground rent:
£150 per annum

Maintenance:
13% contribution towards mutually agreed maintenance works



Viewings

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

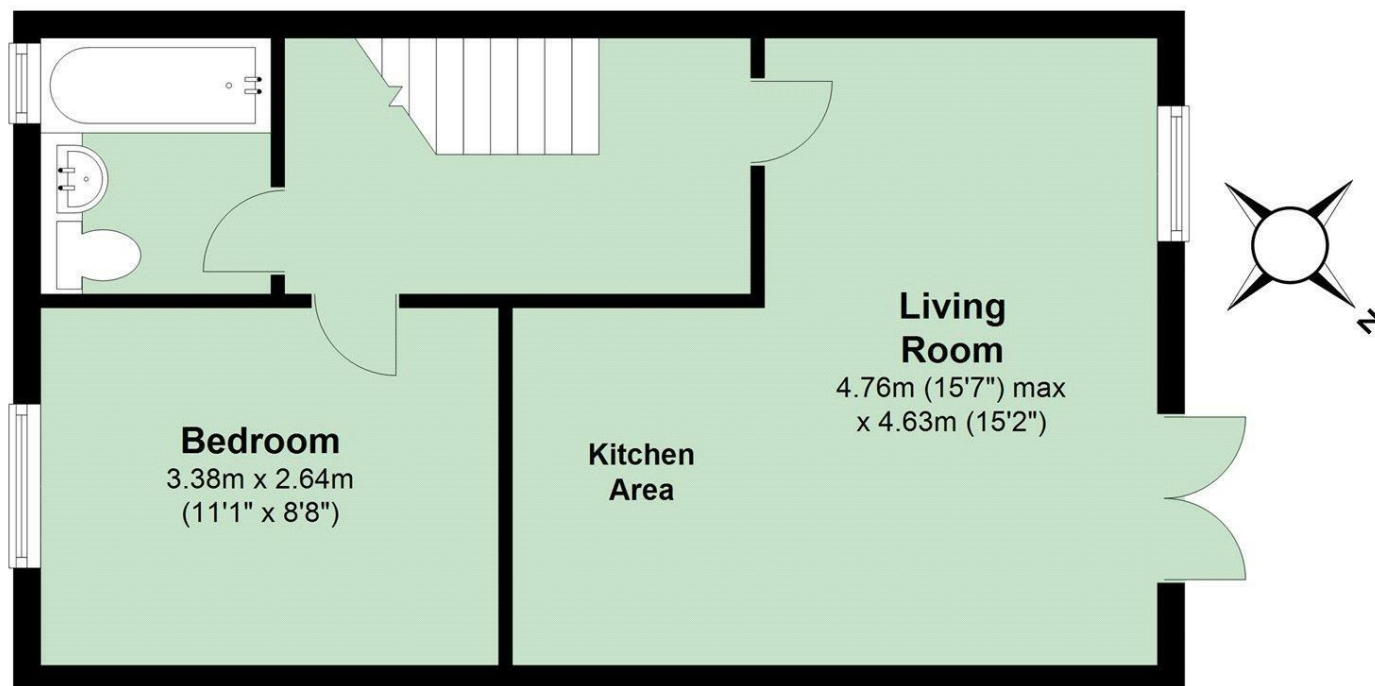
Directions

What3words - stun.loss.boxer

EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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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Total Area Approx 38.1sq 410.5sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC.

