



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



23 Beaufort Close, Sampford Peverell, Tiverton, Devon, EX16 7BT Offers In The Region Of £249,950

- No onward chain
- Excellent school catchment
- 3 bedrooms
- Kitchen dining room
- Solar Panels (PV cells) - Owned outright
- Popular village location
- Large private garden
- Sitting room
- Off-road parking
- Gas central heating

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

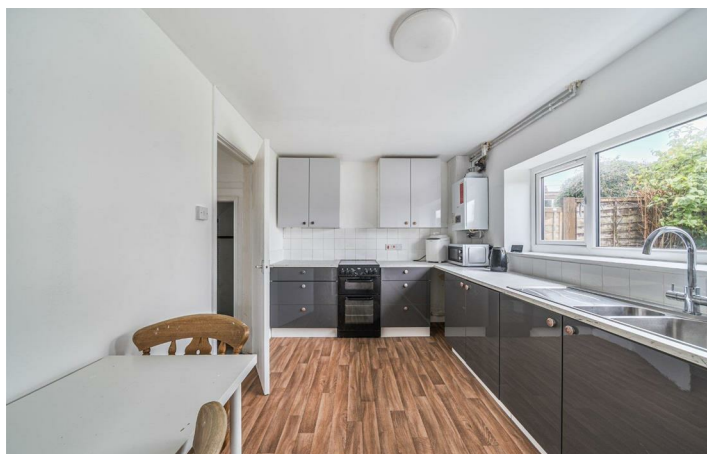


23 Beaufort Close, Tiverton EX16 7BT

Located in the village of Sampford Peverell, this three-bedroom home offers practical living in a well-connected area.



Council Tax Band: A



LongDescription

Located in the popular village of Sampford Peverell, this well-presented three-bedroom property offers spacious accommodation and excellent access to local amenities, schools, and transport links.

This home is ideal for families, professionals, or anyone seeking a peaceful village setting with strong commuter connections. Sampford Peverell offers a welcoming community, nearby shops and pubs, and scenic countryside walks.

The property has been recently renovated and refurbished, offering a clean, modern finish throughout. The ground floor features a front-facing sitting room and a full-length kitchen/dining space at the rear, with direct access to the garden. The updated interiors include fresh flooring, modern fittings, and improved ground floor insulation, making the home move-in ready

Upstairs, the three bedrooms are well-proportioned, with flexibility for sleeping, working, or storage. The bathroom is a bright and functional space, with a WC, wash basin, and a shower over the bath. The overall layout is efficient, with no wasted corners and good natural light across both floors.

Outside, the property includes a large rear garden, off-road parking, and a separate store building. With double glazing, gas central heating, and no onward chain, this home offers a solid, low-maintenance option for first-time buyers or second steppers, looking for space, comfort, and long-term value.

Services:

Mains electricity, gas, water, and drainage.
Solar Panels (PV cells) - Owned outright

Tenure:

Freehold

Council Tax:

Band A

Local Authority:

Mid Devon District Council - 01884 255255



Directions

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 turn left into Beaufort Close, the property will be found on the left hand side.

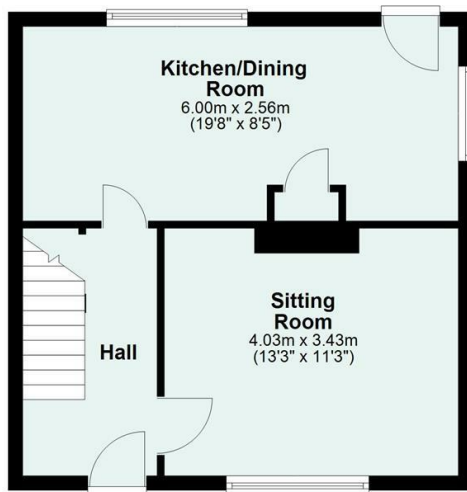
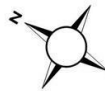
Viewings

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

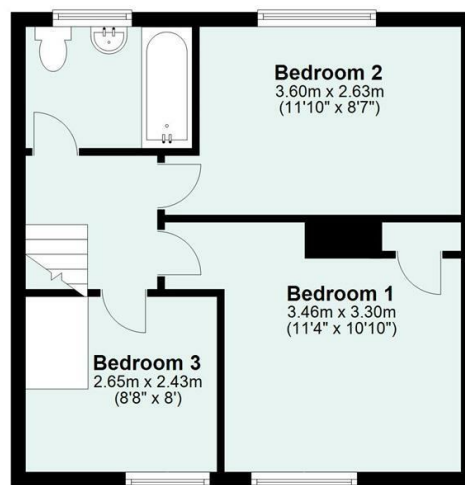
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total area: approx. 81.3 sq. metres (875.0 sq. feet)

The floor area includes outbuildings