



Bridge House



**STAGS**



# Bridge House

2 Lower Town, Sampford Peverell, EX16 7BJ

Tiverton Parkway Station 1.1 miles | M5 (J27) 1.7 miles | Tiverton 5 miles  
| Exeter 17 miles

A substantial semi-detached four bedroom family home,  
set in the heart of the popular village of Sampford Peverell  
and offered to the market with no onward chain.

- Semi Detached Family Home
- No Onward Chain
- 1608 SqFt of Accommodation
- Short Distance to Local Amenities
- Council Tax Band C
- Four Spacious Bedrooms
- In Need of Modernisation
- Uffculme School Catchment
- M5 J27 - 1.7 miles
- Freehold

## Guide Price £295,000

### DESCRIPTION

Nestled in the popular village of Sampford Peverell, this delightful semi-detached house offers a perfect blend of character and potential for modern living. Built in approximately 1830, the property is conveniently located within walking distance of local amenities, schooling, with transport links such as Tiverton Parkway Train Station and M5 Junction 27 within 1.1 and 1.7 miles away, respectively.

On the ground floor, the property offers two generous reception rooms. The dining room is set to the front of the property just off the large kitchen with built in pantry and separate utility with downstairs WC. There are also double doors into the garden from the sitting room and side access from the kitchen. Upstairs, the property provides four well-sized bedrooms and a family bathroom. The main bedroom offers a glorious double aspect with stunning views across the village and over the surrounding countryside. Externally, the property has a patio garden overlooking the canal and benefitting from the evening sun, given its west facing orientation, making it perfect for alfresco dining whilst also providing scope for potted plants and shrubbery around the borders. Bridge House offers a fantastic opportunity to modernise a historic home in the heart of Sampford Peverell in an elevated position alongside the canal.

### SERVICES

Mains electricity, water and drainage. Gas central heating.  
Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.  
Ofcom predicted mobile coverage: Internal (Variable) - EE & Vodafone. External (Variable) - EE, O2, Three & Vodafone.  
Local Authority: Mid Devon District Council. Sampford Peverell Conservation Area

### DIRECTIONS

Leave the M5 at Junction 27 and proceed westbound on the A361 (North Devon Link Road), taking the first exit signposted Sampford Peverell/ Halberton/ Parkway. At the roundabout, take the first exit and remain on this road for 0.7 miles, passing through Sampford Peverell. Passing the Globe Inn on the right, the road rises, at the peak, just before the canal bridge, the property can be found on the right.









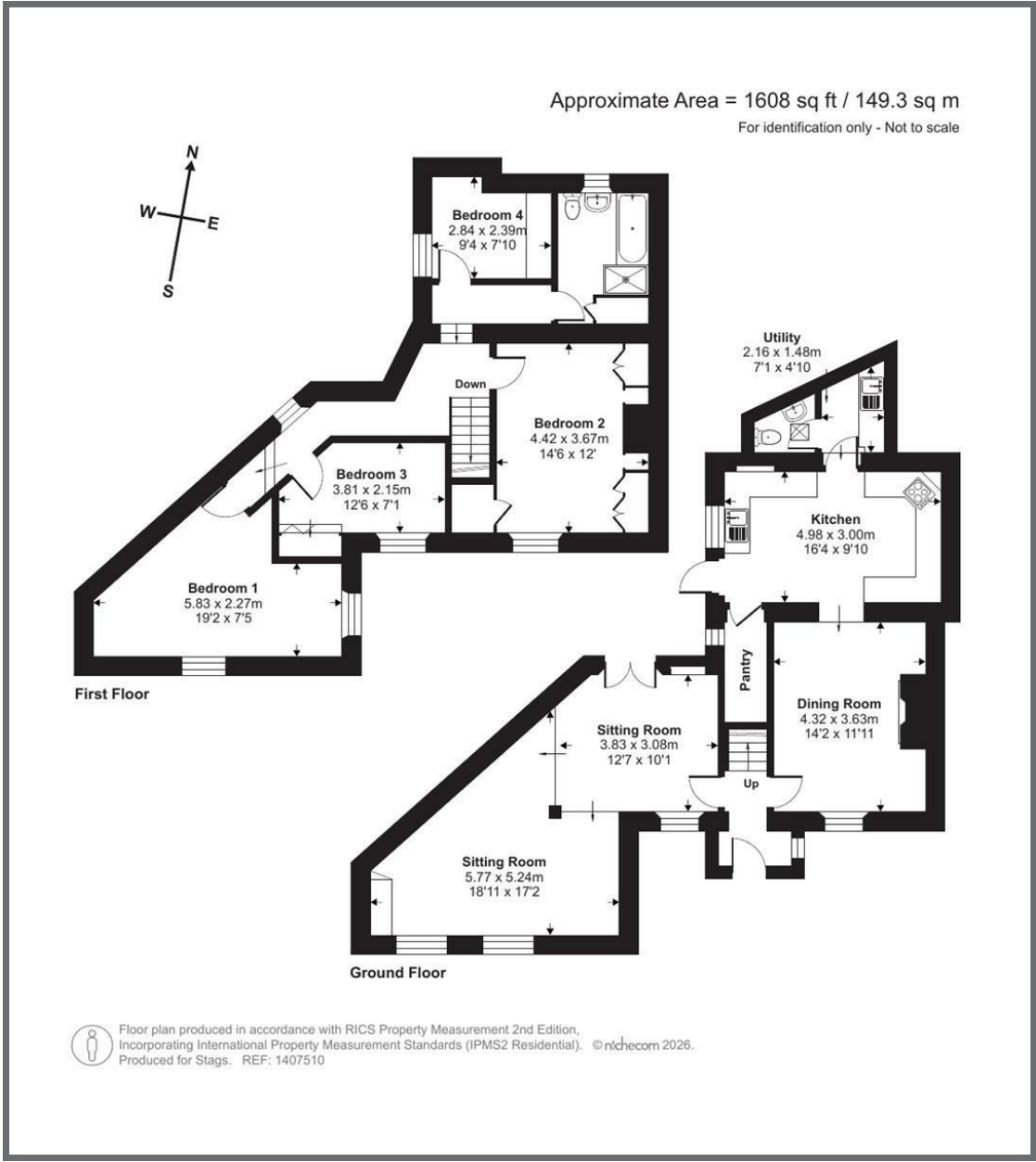
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

19 Bampton Street, Tiverton,  
Devon, EX16 6AA

tiverton@stags.co.uk  
01884 235705



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London