

Asking Price £550,000



9 Pippin Mead, Sampford Peverell, Tiverton, EX16 7FQ

- An exceptional detached bungalow
- Sought-after village location
- Open-plan living space
- 2 bathrooms and cloakroom
- Owned solar panels
- Highly economical home to run
- Quiet end of cul-de-sac position
- 3 double bedrooms
- Excellent road and rail communications
- Country walks nearby

Sales, Lettings, Mortgages:

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9 Pippin Mead, Tiverton EX16 7FQ

A superb 3-bedroom detached bungalow occupying a sought-after cul-de-sac plot at the edge of Sampford Peverell. Built 2 years ago by Edenstone Homes to an exceptional finish, featuring far-reaching southern views and a walk-in condition.



Council Tax Band: E



Sampford Peverell has long been one of the region's most sought-after locations, combining a village lifestyle with excellent connectivity. Lying near the Grand Western Canal—a designated Country Park and Local Nature Reserve—the village offers miles of scenic walking, cycling, and wildlife-spotting routes right on your doorstep. The community itself is friendly and active, supporting a wealth of social events, local functions, tennis and football clubs. There is also a nine-hole golf course within the village, alongside easy access to the popular Tiverton golf course. For families, the property falls within the highly regarded Uffculme School catchment area and is served by a popular primary school. Commuters are well-served; Tiverton Parkway mainline station sits just minutes away at Junction 27 of the M5, offering direct, rapid rail services that reach London Paddington in approximately two hours.

The property occupies a pleasant position on the edge of The Orchards development, a prestigious estate of energy efficient homes completed approximately two years ago by renowned builders, Edenstone Homes. The vendors have made their own improvements, and the property now represents a true turnkey purchase. Tucked away at the end of a quiet cul-de-sac, the plot enjoys absolute peace with no passing traffic. The bungalow is highly eco-friendly, featuring solar photovoltaic (PV) cells installed on the south facing roof. These panels benefit from an attractive tariff, offsetting every day running costs significantly and providing an enviable A-rated energy efficiency profile. The property is presented in excellent condition throughout and also benefits from the remaining eight years on its structural NHBC warranty, affording the new owner complete peace of mind.

The accommodation has a light and airy feel, the heart of the home being the kitchen dining living room, which has an impressive, vaulted ceiling and an extensive glass elevation, flooding the room with natural light and overlooking the rear garden, which

Directions

From Junction 27 of the M5, follow the signs towards Tiverton and North Devon, taking the first exit off the dual carriageway for Sampford Peverell. Pass through the village, crossing the canal bridge, and head towards Halberton. At the crossroads at the top of the rise, turn right and then enter The Orchards development. Follow the road down, turning right into "Pippen Mead" bearing right, where the property will be found at the end of the cul-de-sac.

can be accessed via the bifold doors. The kitchen itself is well appointed with high specification integrated appliances and a substantial larder-style cupboard which retains its original plumbing and space options for laundry white goods. The owners have created a separate utility at the back of the garage and an additional WC. This practical zone keeps the washing machine and tumble dryer away from the main living spaces and introduces a highly convenient second toilet and gardener's loo, complete with a personal door opening straight onto the garden. To the side of the property, a tarmac driveway provides off-road parking and leads to the garage.

The entrance hall provides access to the three double bedrooms and the bathroom. It also offers excellent storage via a dedicated coat cupboard and a separate linen cupboard. The master bedroom is a particular highlight, featuring its own private contemporary en-suite shower room and built-in wardrobes. The second and third bedrooms also offer built-in wardrobes, and the bathroom is beautifully finished with a three-piece suite.

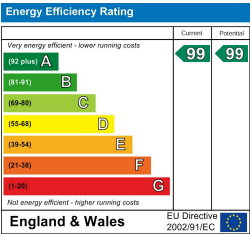
The property enjoys a wonderfully positioned plot with a generous rear garden. The garden has been terraced and well-manicured, it also benefits from a lovely covered veranda, so you can enjoy the garden in all weather. A garden room has been built on the upper terrace and provides a peaceful spot in which to enjoy drinks at the end of a tough day. On a clear day, the lovely southern aspect offers a stunning elevated view stretching as far as the Sidmouth Gap.

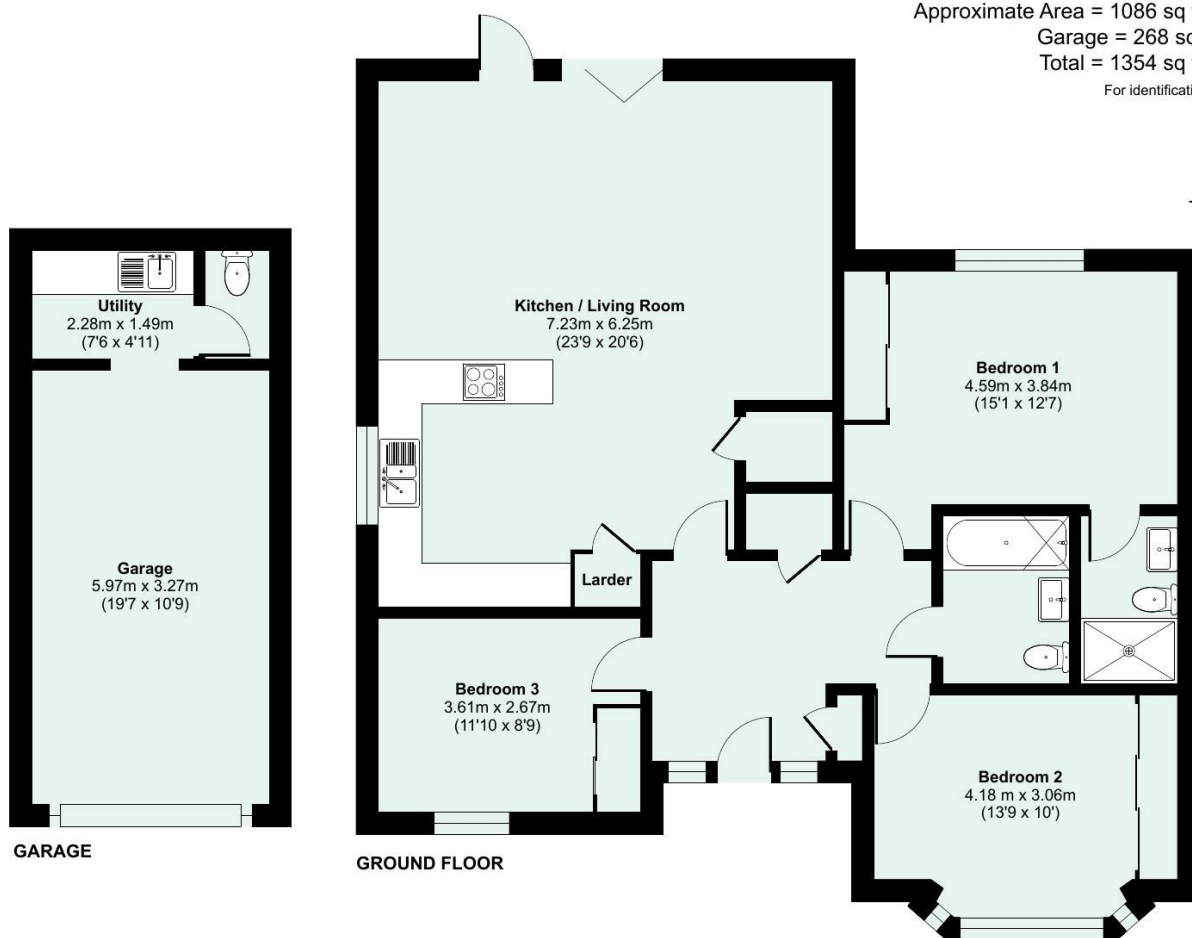
Services: Mains electricity, gas, water, and drainage

Tenure: Freehold

Council Tax: Band E

Local Authority: Mid Devon District Council 01884 255255





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