

STAGS

9 Higher Town

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Sampford Peverell, Tiverton, EX16 7BP

M5 (J27)/ Tiverton Parkway Station 1.3 miles | Tiverton 5 miles | Exeter 17 miles

A five-bedroom, family home offering superb potential in the heart of Sampford Peverell, offered to the market with no onward chain.

- Family Home with Potential
- Three Reception Rooms
- Off-road Parking & Garage
- Superb Walking on Grand Western Canal
- Council Tax Band D
- Five Bedrooms. Three Bathrooms
- Paved Courtyard Garden
- Popular Village with Amenities
- M5 J27 & Tiverton Parkway 1.3 miles
- Freehold

Guide Price £445,000

DESCRIPTION
Located within popular village of Sampford Peverell, this delightful semi-detached house is conveniently located within walking distance of local amenities and schooling, with transport links such as Tiverton Parkway Train Station and M5 Junction 27 within approximately 1.3 miles away.

Split across four levels, 9 Higher Town provides 2246 SqFt of spacious accommodation. The ground floor comprises; entrance hall, spacious dual aspect sitting room, dining room with bay window and French doors to patio, study and a kitchen/ dining room. From the kitchen/ dining room, stairs lead down to the lower ground-floor which offers a utility/ kitchen area, bedroom and shower room. Across the upper two floors are four well-proportioned bedrooms and two large family bathrooms.

Externally the property offers a delightful south-east facing brick-paved courtyard, whilst to the rear of the property is an area of brick-paved parking, providing access to garage and two store rooms beyond.

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

DIRECTIONS
What3Words: ///lawyer.computer.activity
Google Drop Pin: https://maps.app.goo.gl/RThd1iukfWVWwEpt6













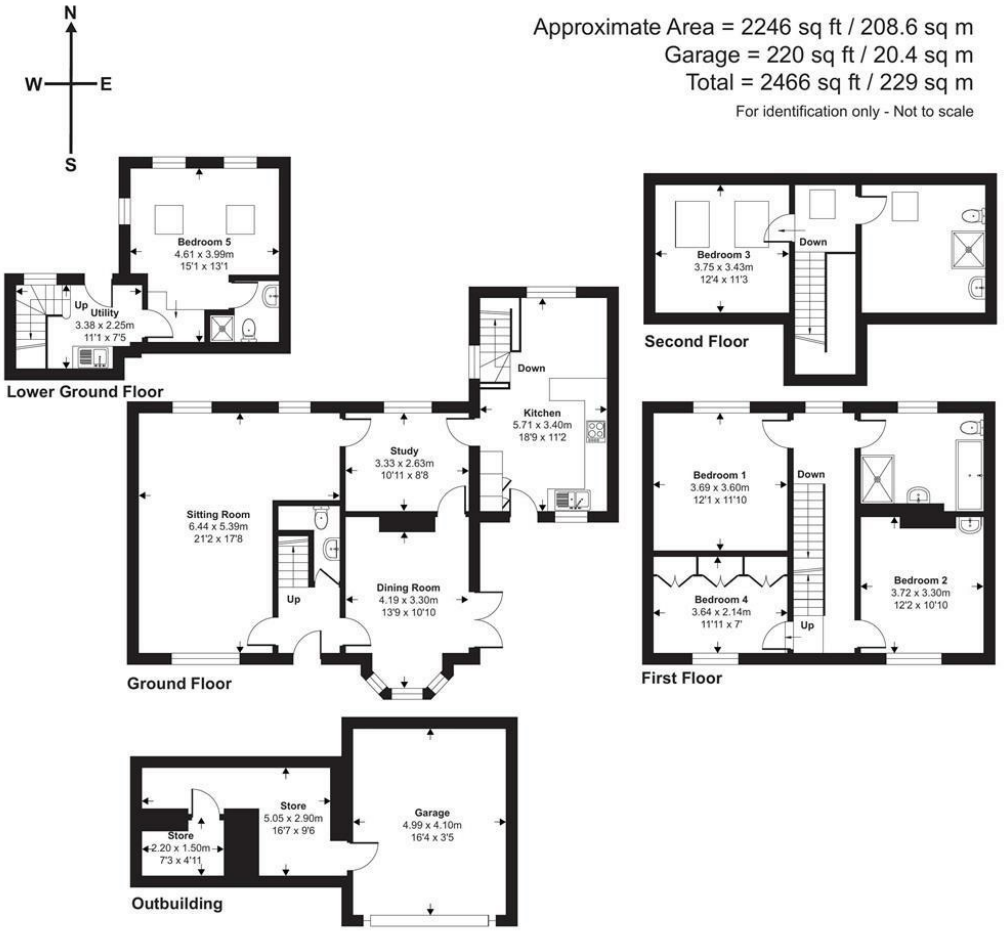






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1524998

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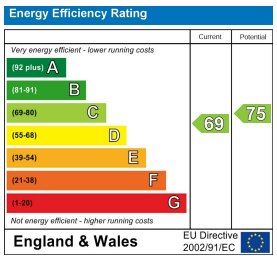

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