



**4 Ford Orchard, Lower Town, Tiverton, Devon EX16 7DA**  
**Asking Price £495,000**

*Offered to the market for the first time in over 20 years and situated within an enviable position in a sought after village location, this three bedroom detached property sits within a large, level plot and offers spacious living accommodation, a garage and parking for 4 cars.*



### Description

Situated in a cul-de-sac of four similar properties, this three bedroom detached home sits within a large, level plot with great potential to extend (STPP).

Flanked on one side by a large, level front lawn with two plum trees, the driveway offers parking for four cars leading to an up-and-over garage door. The front door is sheltered by a porch and opens into a spacious entrance hallway with stairs to the first floor, plus a useful shower room with a shower enclosure, WC and hand basin. The kitchen, straight ahead, has a range of wooden wall and base units, space for an oven and plumbing for a dishwasher. There is a large storage cupboard and a window overlooking the rear garden. Off from here, the utility offers further wall, base and larder storage units, a Belfast sink and plumbing for a washing machine. A personnel door leads to the garage.

The lounge/diner, spanning over 25 feet in length, is a bright, spacious room. The living area, to the front, has a large window overlooking the front garden. The dining area has easy access into the kitchen, plus patio doors leading to the conservatory enjoying a lovely outlook of the garden.

Upstairs, the property offers three bedrooms - all with very useful fitted wardrobes. There is plenty of storage in this home, with a further fitted cupboard on the landing. The family bathroom finishes the space with a shower over the bath, a WC and a hand basin plus a cupboard housing the hot water cylinder.

Outside, the property is wrapped in glorious gardens. The current owners are keen gardeners, creating this garden into any keen gardener's dream! Two vegetable patches are ready to plant, with two storage sheds and a greenhouse to store everything you need. Believed to be one of the last remaining trees from the original orchard, a Bramley apple tree shelters the side lawn with an abundance of beautiful blossom.

### Services, Tenure & Council Tax

Mains gas, electricity, water and drainage.

Freehold tenure.

Council tax band D.

### Sampford Peverell

Known for its excellent road and rail links, Sampford Peverell is a popular, sought after village. This pretty village has great facilities including a popular pub, a shop with post office, a village hall, doctors surgery and a sports field with tennis courts and a play park, plus the Grand Western canal running through the middle providing miles of beautiful walks.

### Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### Disclaimer

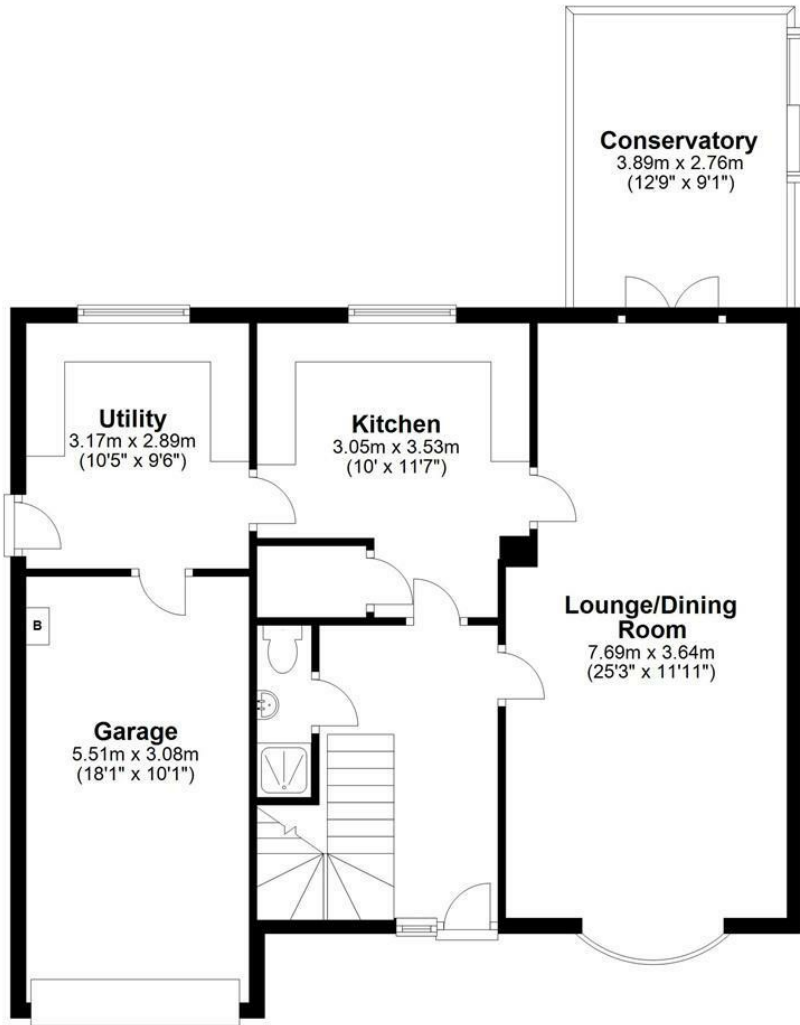
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







## Ground Floor



## First Floor

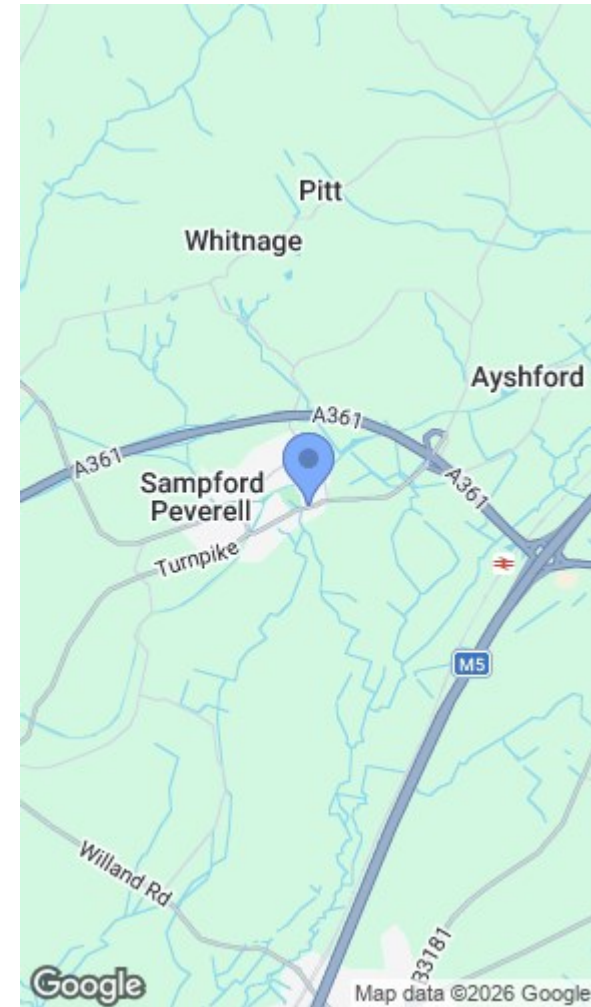


Total area: approx. 132.3 sq. metres (1423.9 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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