



Boobery, Sampford Peverell, Tiverton, EX16 7BS

welcome to

Boobery, Sampford Peverell Tiverton

Offered with no onward chain, this three bedroom semi detached home in Sampford Peverell features a spacious lounge, dining room, kitchen with potential to modernise, useful outbuildings, and a large rear garden. An excellent opportunity to create a fantastic village home.

Call Fox & Sons today to arrange a viewing of this three bedroom semi detached home, offered to the market with no onward chain, and situated in the sought after village of Sampford Peverell. The accommodation begins with an entrance hallway leading through to the spacious lounge, which enjoys pleasant views over the rear garden. A feature fireplace provides an attractive focal point. Located at the end of the hallway is the front-facing dining room, which flows through to the kitchen. The fitted kitchen offers ample storage and workspace and presents an excellent opportunity for modernisation.

Completing the ground floor is a useful covered passageway providing access to both the front and rear gardens, as well as a range of practical outbuildings, including a storage room, utility room, and WC.

Upstairs, the property offers two generous double bedrooms, both benefiting from built in storage and attractive views across the garden and surrounding countryside. The third bedroom is a well proportioned single room, also featuring built-in storage. A shower room completes the first floor accommodation.

Externally, the property boasts a substantial rear garden, predominantly laid to lawn. Features include a sizeable patio area with a pond, raised planting beds, a greenhouse, and a wooden pergola. To the front, there is a gravelled garden complemented by mature flower and shrub borders. This property presents an excellent opportunity for buyers seeking a home with potential.

Entrance Hall

Has a door into the hallway and doors to all ground floor rooms, with stairs to the first floor, a radiator, and an understairs cupboard.

Kitchen

Has a double-glazed window to the rear, with wall and base units and worktop over, a one bowl sink and drainer, plumbing for a washing machine or dishwasher, and a door to the side. It is partially tiled.

Lounge

The lounge has a fireplace and a double-glazed window to the rear.

Dining Room

The dining room has a double-glazed window to the front, a radiator, and a door to the kitchen.





Landing

Features a double-glazed window to the front, loft access, a radiator, and wall lights.

Bedroom One

Bedroom One has a double-glazed window to the front, with a radiator and built-in storage.

Bedroom Two

Features double-glazed windows to the rear and side, with a radiator and two built-in wardrobes.

Bedroom Three

Has a double-glazed window to the front, with a radiator and a built-in cupboard.

Shower Room

Features a WC, a wash hand basin, a radiator, a shower cubicle, and a double-glazed window to the side.

Front Garden

Laid to lawn.

Rear Garden

The large rear garden is laid to lawn, with a paved area and a pond. It also has a greenhouse.



On Street Parking

Auction

For sale via traditional auction on Thursday 10th September at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA

Agents Note

The property is offered for sale subject to the occupancy conditions as set out in Section 157 of the Housing Act 1985. The perspective purchaser will need to have lived or worked within Devon for the last 3 years. Please contact the Tiverton Branch for further details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Garden Room

The garden room has two windows to the side, and two doors to each side to the garden. It also has doors to a W.C, a utility room, a boot room, and a cupboard.



view this property online fox-and-sons.co.uk/Property/TVT106216



welcome to

Boobery, Sampford Peverell Tiverton

- Semi Detached Three Bedroom Home
- Two Reception Rooms
- Shower Room
- Boot Room & Utility Room & WC
- NO ONWARD CHAIN

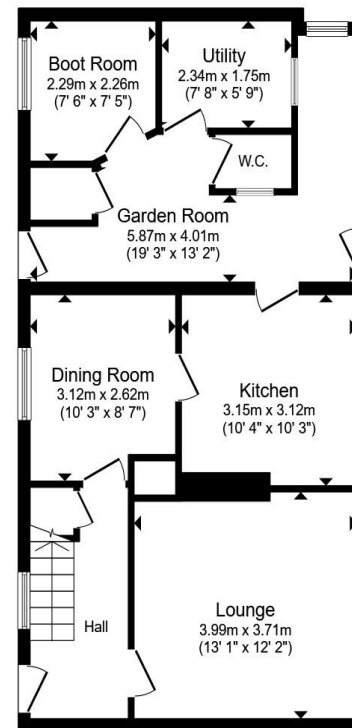
Tenure: Freehold

EPC Rating: E

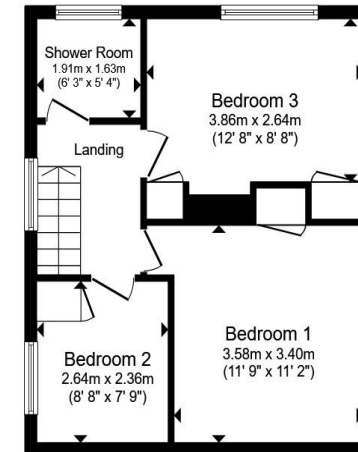
Council Tax Band: B

guide price

£180,000



Ground Floor



First Floor

Total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/TVT106216



Property Ref:
TVT106216 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk