



Court Way, Sampford Peverell, EX16 7BH

Discover this spacious Four-bedroom property in the charming village of Sampford Peverell, offering a perfect blend of comfort and convenience.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

This beautifully extended and fully modernized 4/5 bedroom home offers a perfect family retreat in the sought-after village of Sampford Peverell. Boasting spacious bedrooms, an open-plan living, dining, and kitchen area, and a private enclosed rear garden, this property is ideal for comfortable family living.

Stepping inside, the hallway provides access to the first-floor stairs, kitchen/dining area, living room, and a versatile study/fifth bedroom. As part of the extension, the study offers a generous ground-floor space, making it ideal for use as an additional bedroom for guests or larger families.

The well-appointed kitchen features an extensive range of wall and base units, work surfaces, an inset sink, double oven, and electric hob. A door leads to a utility room with space for multiple appliances, a rear garden door, and a convenient downstairs cloakroom/WC. The open-plan layout on the ground floor flows seamlessly, with the kitchen connecting to the dining area, which has room for a family dining table and sliding doors to the garden. A square arch links the dining area to the cozy living room, which features a wood-burner style gas fire and a front-facing outlook.

Upstairs, the landing provides access to four generously sized bedrooms and the family bathroom. Bedrooms two and three come with fitted wardrobes, while bedroom four, though the smallest, still comfortably accommodates a single bed. The master bedroom is a standout feature, extending from the front to the rear of the property with high ceilings, large dual-aspect windows, and an en-suite bathroom that includes a WC, washbasin, and a spacious walk-in shower with a glass splash screen.

OUTSIDE:

This home has been fully renovated to create a spacious, well-designed living space that meets modern family needs.

The property occupies a corner plot, with a rear decked area ideal for outdoor seating and relaxation. The remainder of the garden is laid to lawn, with flower beds along the borders and secure fencing enclosing the space. From the front, you will find ample off-road parking for multiple vehicles, along with a lawned garden and a path leading to the front entrance. The garden wraps around the side of the house, offering additional storage options or space for a potential garage (subject to consent). There is also a hexagonal fishpond and seating area tucked away on the side of the garden, providing a tranquil spot to unwind.

Council Tax: Band C - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Superfast Broadband Available Within This Postcode, Fibre to the Cabinet

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

[division.composes.legend](https://www.what3words.com/division.composes.legend)



AT A GLANCE:

- Four Bedrooms**
- Semi-Detached**
- Off-Street Parking**
- Kitchen/Diner**
- Utility Room**
- Study Room/Fifth Bedroom**
- Generous Sized Bedrooms**
- En-Suite**
- Uffculme Catchment**

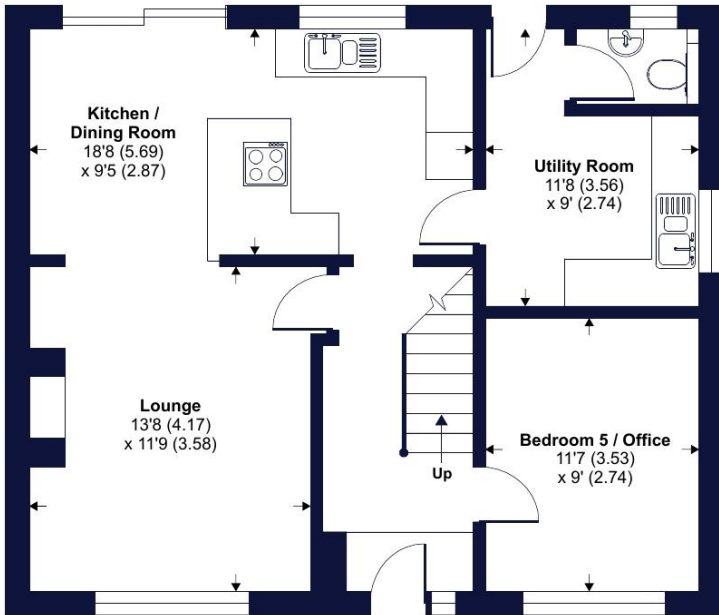
PROPERTY INFORMATION:

- Freehold**
- Council tax Band: C**
- Mains electric, gas, water and drainage.**

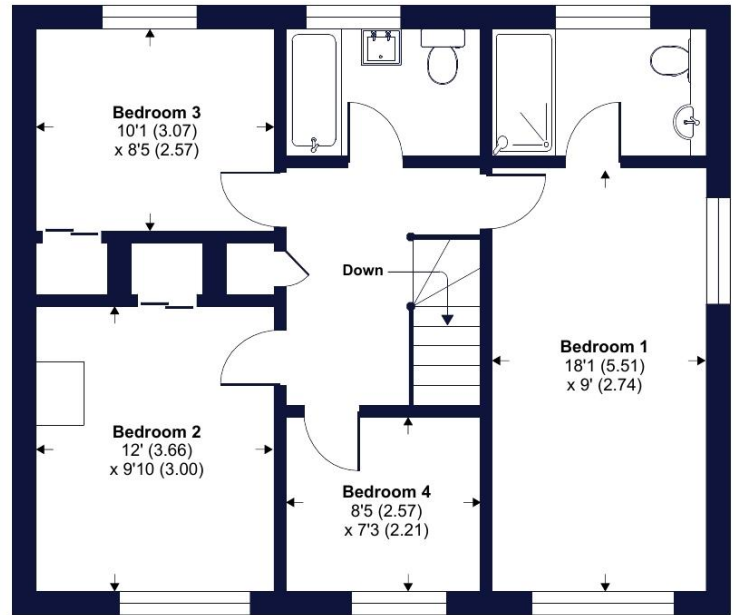
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Approximate Area = 1332 sq ft / 123.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2024. Produced for Winkworth. REF: 1210079

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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