



Lower Town, Sampford Peverell, EX16 7BJ

A detached family home in the heart of Sampford Peverell, offering spacious living with three bedrooms. Conveniently located close to local amenities, this property is perfect for families seeking a blend of village charm and modern convenience.

Winkworth

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DESCRIPTION:

Situated in the desirable village of Sampford Peverell, this attractive three-bedroom detached property offers an ideal combination of space, comfort, and convenience. Perfect for families or those seeking flexible living arrangements, the home features a welcoming layout and an excellent location.

The ground floor includes a bright and spacious lounge, ideal for relaxing or entertaining. The well-designed kitchen/diner offers ample space for cooking and family meals, with easy access to the garden for seamless indoor-outdoor living. Additionally, there is a downstairs WC for added convenience. The garage conversion on this level provides a versatile room that could easily serve as a fourth bedroom, home office, or playroom, depending on your needs.

Upstairs, you will find three generously sized bedrooms, each providing plenty of space and natural light. The rooms are perfect for family members or guests, offering a comfortable and peaceful environment.

OUTSIDE:

The property benefits from an extended garden area, ideal for families with children or anyone who enjoys outdoor living. The garden features a patio cover, creating the perfect space for al fresco dining or relaxation in all weather conditions. Complementing the beautifully landscaped garden are two versatile outbuildings, perfect for use as additional storage, a

home office, or creative studio space. Both structures offer ample potential for customisation, providing an ideal solution for those seeking a quiet retreat or a functional workspace, all while enhancing the property's overall charm and practicality.

Further benefits include off-street parking for added convenience, and the property's excellent location, close to Junction 27 of the M5 and Tiverton Parkway train station, ensures easy access for commuters and travellers alike.

With its adaptable layout and prime location, this detached property in Sampford Peverell offers a fantastic opportunity for those seeking a well-connected home in a family-friendly setting.

Council Tax: Band D - Mid Devon

Services: Mains electric, water and gas. Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 23.09) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 23.09)

Tenure: Freehold

Directions: - Using the what3words app, search:-
darling.panics.plugs



AT A GLANCE:

- Detached
- Three Bedrooms
- Garage Conversion
- Kitchen Diner
- Downstairs WC
- Extended Garden
- Off-Street Parking
- Village Location
- Close to Travel Links
- Outbuildings

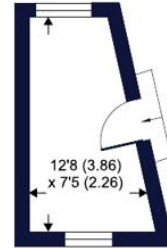
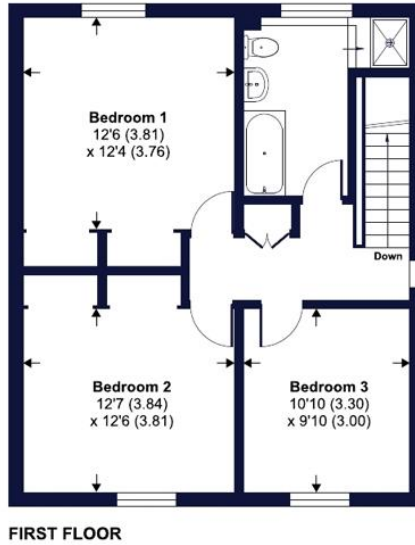
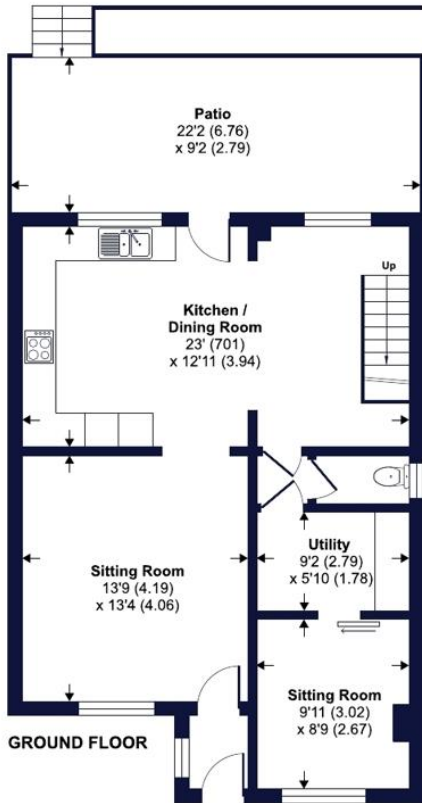
PROPERTY INFORMATION:

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

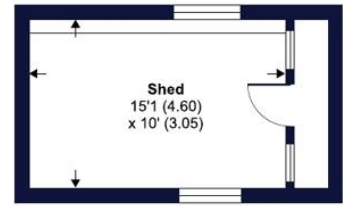
Sampford Peverell, Tiverton, EX16

Approximate Area = 1354 sq ft / 125.7 sq m
 Outbuildings = 254 sq ft / 23.5 sq m
 Total = 1608 sq ft / 149.2 sq m

For identification only - Not to scale



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1187725



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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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