



Court Way, Sampford Peverell, EX16 7BH

This well-presented two-bedroom bungalow offers a fantastic opportunity for those looking to combine tranquil village life with modern convenience. Perfect for a range of buyers – from first-time homeowners to downsizers or those seeking a quiet retreat with easy access to major travel routes.

Winkworth

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DESCRIPTION:

Situated in the picturesque village of Sampford Peverell, this delightful 2-bedroom bungalow offers a unique blend of peaceful living and excellent convenience. Set in a popular cul-de-sac location, the property benefits from being close to a wide range of local amenities, making it ideal for those looking to enjoy village life without compromising on accessibility.

A generously sized living and dining area offers a versatile and comfortable space for both relaxation and entertaining guests. Large windows flood the room with natural light, creating a bright and welcoming atmosphere.

The kitchen is in good condition and features modern fittings, integrated Siemens appliances, a double oven, washer/drier and dishwasher, ample counter space, and plenty of storage options. It is an ideal space for anyone who enjoys cooking, with easy access to the dining area, making meal preparation a pleasure.

The property boasts two spacious double bedrooms, both providing ample space for beds and furniture. These rooms are perfect for families, those who enjoy having extra space, or anyone seeking to host overnight guests.

OUTSIDE:

The property comes with a private, well-maintained back garden, providing a serene escape from the everyday. The garden includes a summerhouse, offering a versatile outdoor space for relaxation, hobbies, or even as a home office during warmer months. There is also room for outdoor dining, or simply enjoying the outdoors in peace and privacy.

The attached garage with a remote-controlled electric up-and-over door offers convenient parking and additional storage space, making it ideal for those who need extra room for vehicles or household items. Additionally, the front garden enhances the property's curb appeal, offering a welcoming approach to this bungalow.

Sampford Peverell is a charming village with a vibrant community spirit. The property is ideally positioned to take advantage of the village's amenities, which include local shops, cafes, a post office, and a village pub. For nature lovers, the surrounding countryside offers scenic walking and cycling routes, with the Grand Western Canal close by.

One of the standout features of this property is its proximity to excellent transport links. With Junction 27 of the M5 motorway just a short drive away, the property provides easy access to Exeter, Taunton, and beyond. Tiverton Parkway railway station, located nearby, offers regular services to major cities, making this an ideal home for commuters.

Services: Mains Gas, Electric, water and drainage
Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 07.10) Fibre to the cabinet

Mobile Signal: You are likely to get good coverage (checked on Ofcom 07.10)

Tenure: Freehold

Directions:-

Using the what3words app search:-

division.composes.legend



AT A GLANCE:

- Semi-Detached
- Bungalow
- Village
- Cul-de-Sec Location
- Off-Street Parking
- Two Double Bedrooms
- Close to Local Amenities
- Uffculme School Catchment
- No Onward Chain

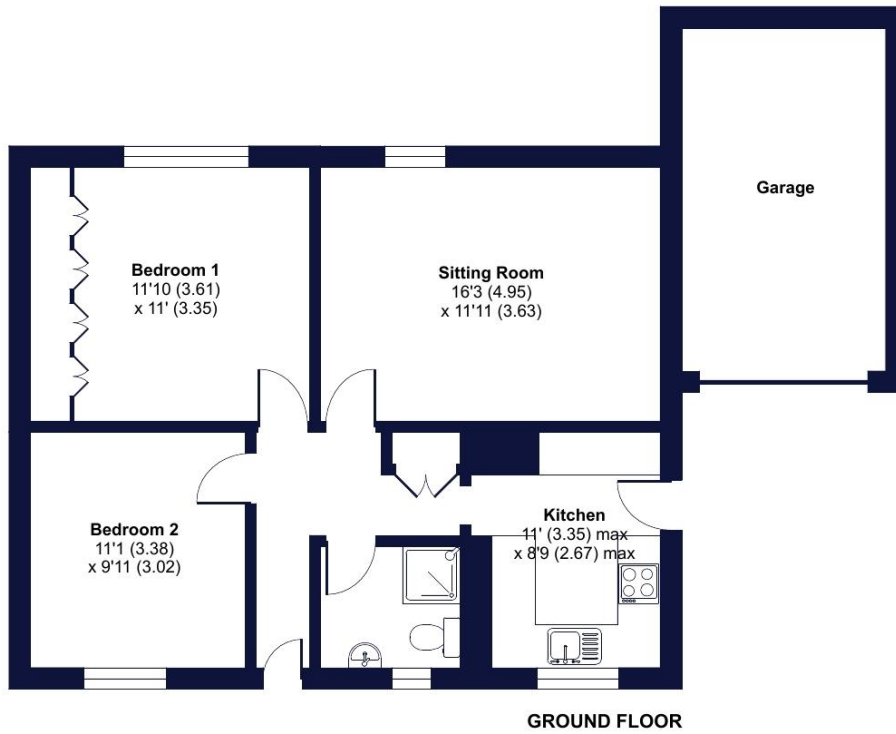
PROPERTY INFORMATION:

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

Court Way, Sampford Peverell, Tiverton, EX16

Approximate Area = 684 sq ft / 63.5 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 1195075

Winkworth

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (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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