



22 Higher Town

Sampford Peverell | Tiverton | Devon | EX16 7BR



A spacious village house with a large garden in this ever-popular Mid Devon village.

No Onward Chain

Uffculme School Catchment

Primary school close by

Sitting room

Kitchen dining room

3 bedrooms

Bathrooms

Large garden

Sheltered courtyard (newly laid patio)

Excellent transport links

Offers in the region of
£390,000

Tiverton 01884 253500

tiverton@seddons.com





The Property

This spacious village home is located in “Higher Town” Sampford Peverell. This is the older and quieter part of the village, being a conservation area and with many character properties.

This is certainly a solidly built village house, offering the chance to buy into the heart of a wonderful village community.

Steps rise to the front door and into an entrance hall. There is a large under stair cupboard, a door to the sitting room and a door into the kitchen dining room.

The kitchen dining room has space for a table and chairs at one end and offers plenty of storage with wall and base cupboards, drawers, plenty of working surfaces, an integrated dishwasher, washing machine, fridge, freezer, and a large gas range with eight rings, and triple ovens.

The sitting room is a nice open space with a wide set of bi-folding doors opening out to a south facing, large, sheltered patio – perfect for sunbathing, children and paddling pools, or dining outside. The fireplace benefits from an open chimney and is ready to install a wood burner (and flue) should it take your fancy.

The stairs rise up to the first-floor landing where you’ll find a spacious airing cupboard, within which is the gas fired boiler, and plenty of space for linen and towels.

There are three bedrooms, two of which are good double rooms, and the third is an excellent single. The high ceilings

increase the feeling of space.

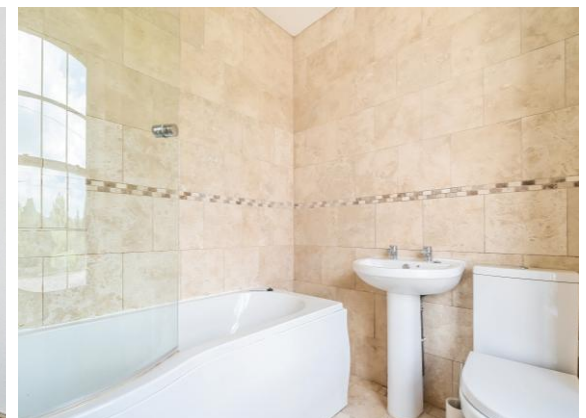
The bathroom has the benefit of a large window and being higher than the surrounding properties remains very private. You can bathe whilst enjoying the view!

The garden at the rear of the rear of the house, being south facing attracts a great deal of sunshine. It is a blank canvas ready for someone with green fingers to make it their own. There is a lovely country view from the garden and the windows at the front of the house. Steps lead down to the sheltered patio.

Sampford Peverell is a very popular village lying only about a mile from Junction 27 of the M5 motorway, with its adjacent Parkway Rail Station (Paddington in about 2 hours). The village has a very active community and lies within the catchment of the very popular Uffculme Secondary School.

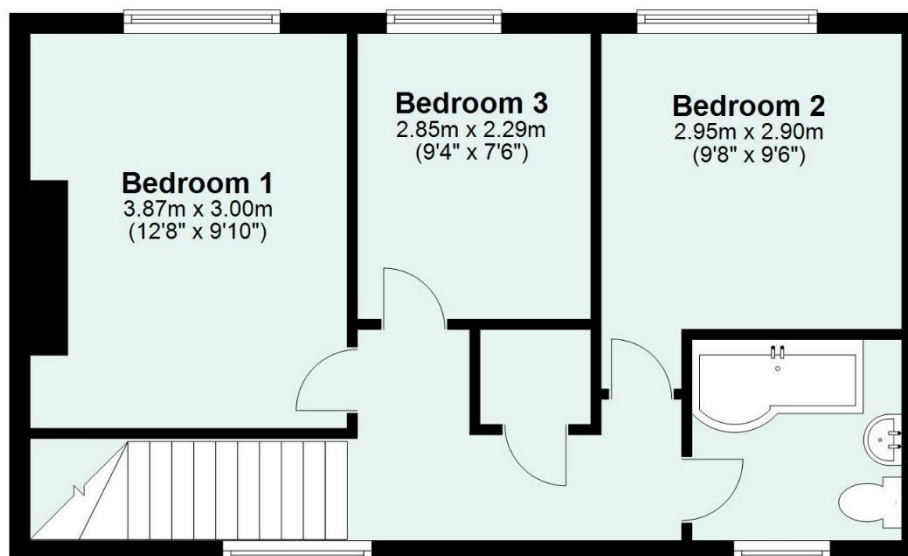
The Grand Western Canal runs through the village, and there are some lovely walks along the towpath. There is a local store/post office, a pub, a historic old church, a primary school, a doctor's surgery/pharmacy, hairdresser, tennis courts, a 9-hole golf course and driving range, cricket, and football clubs.

There is a good shopping centre in Tiverton which is a thriving market town and provides excellent educational facilities including Blundells Independent School for boys and girls with its associated Blundells Preparatory School. Also in the town is Petroc College of further education and Tiverton High School. There is also a popular Golf Course, sports complex, and a hospital.

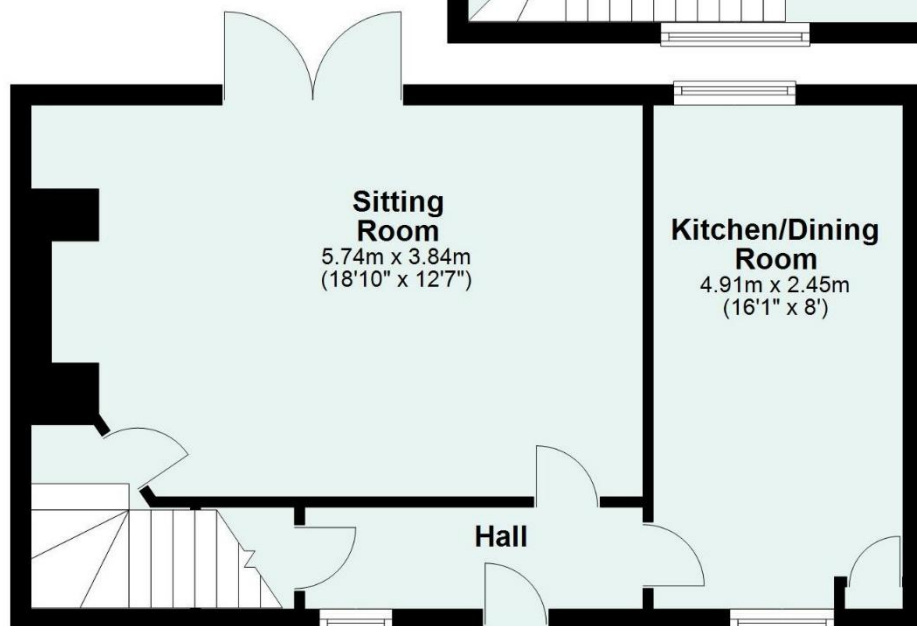


22 Higher Town, Sampford Peverell, Tiverton, Devon, EX16 7BR

First Floor



Ground Floor



Total area: approx. 84.7 sq. metres
(911.6 sq. feet)

Utilities

Mains electricity, gas, water, and drainage.

The current vendors inform us that they updated the water supply, plumbing and wiring when they bought the property.

Council Tax

Band C

Directions

From Junction 27 of the M5 take the A361 towards North Devon, leaving at the first slip road, sign posted Sampford Peverell. Head through the village and after crossing the canal bridge turn right. Pass the church, bearing left and the property will be found on your left just up past the primary school.

Energy Performance Certificate (EPC)

