



**Cornlands, Sampford Peverell Tiverton EX16 7UA**



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## **Cornlands, Sampford Peverell Tiverton**

Book to view this detached four-bedroom home in Sampford Peverell. In brief there is a lounge, dining room, kitchen/diner, and utility room. Upstairs are four good sized bedrooms, a family bathroom, and a separate shower room. Garage and off-road parking, along with an enclosed rear garden.

Situated within a cul-de-sac on the edge of Sampford Peverell village, this well-presented four-bedroom detached home offers spacious accommodation throughout. Ideally located close to the picturesque Grand Western Canal and excellent transport links via Tiverton Parkway.

The property is approached via a storm porch leading into a welcoming entrance hall. The ground floor provides a convenient downstairs WC, a separate dining room, and a comfortable living room. The heart of the home is a generous kitchen/diner, complemented by a useful utility room with additional storage and access to the rear. Upstairs, there are four good sized bedrooms, served by a family bathroom and an additional shower room.

Outside, the property benefits from a garage and off-road parking. The rear enclosed garden is mainly laid to lawn and features a seating area, ideal for outdoor dining and relaxation. There is side access, an outside tap, and direct access into the garage, adding to the practicality of this attractive home. This is a fantastic opportunity to acquire a spacious family home in a sought-after village setting with excellent local amenities and commuter links nearby. The property is within the Uffculme School Catchment.

### **Entrance Hall**

Doors to all ground floor rooms, with stairs up to the first floor. Also has a radiator and an understairs cupboard.

### **Kitchen**

The kitchen has a double-glazed window to the rear, with a door to the rear garden. Features include wall and base units, an electric hob and oven with an extractor hood, a one and a half stainless steel sink and drainer, space for a fridge/freezer and dishwasher, with a radiator, breakfast bar, a telephone point, and is partially tiled. Has a door to the utility room.

### **Lounge**

The lounge has a double-glazed window to the rear, with a radiator.

### **Dining Room**

Features a double-glazed window to the front with a radiator.

### **Cloakroom**

Has a double-glazed window to the front, with a WC, a wash hand basin with cabinet, a radiator, and is partially tiled.

### **Utility Room**

The utility room has a double-glazed window to the side, with a base unit and a sink and drainer. There is space for a washing machine and tumble dryer, is partially tiled, and has an extractor fan.





### **Landing**

The landing has doors to all first-floor rooms, with a radiator and an airing cupboard.

### **Bedroom One**

Bedroom One has a double-glazed window to the rear, with a radiator, a TV point, and built-in wardrobes.

### **Ensuite**

Features a double-glazed window to the side, with a WC, a wash hand basin with cabinet, an extractor fan, a shower, and is partially tiled.

### **Bedroom Two**

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

### **Bedroom Three**

Features a double-glazed window to the front, with a radiator and a built-in wardrobe.

### **Bedroom Four**

Has a double-glazed window to the rear, with a radiator and the loft hatch.

### **Bathroom**

The bathroom has a double-glazed window to the rear, with a WC, a wash hand basin with cabinet, a heated towel rail, a bath with shower over, shaver points, an extractor fan, and is partially tiled.

### **Front Garden**

There is a stone area, with a patio path to the front door.

### **Rear Garden**

The rear garden is laid to lawn, with a brick path area for seating. There is side access, and access into the garage. It also has an outside tap.

### **Parking**

There is an EV charging port on the driveway in front of the garage.



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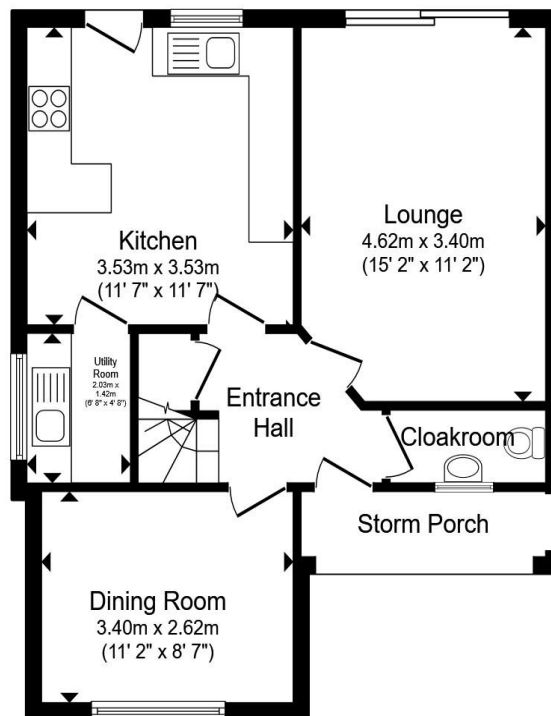
- Four Bedroom Detached Home
- Lounge & Dining Room
- Kitchen/ Diner & Utility Room
- Garage & Off-Road Parking
- Ensuite Shower Room & Family Bathroom

Tenure: Freehold EPC Rating: C

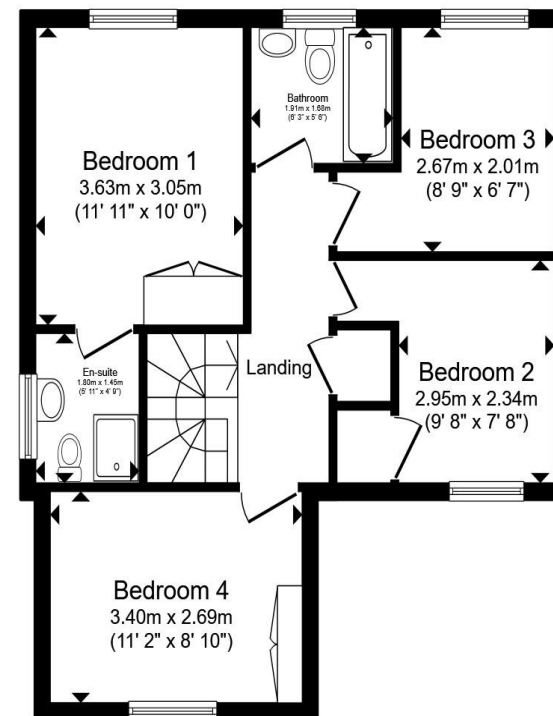
Council Tax Band: E

guide price

**£400,000**



**Ground Floor**



**First Floor**

Total floor area 99.8 m<sup>2</sup> (1,075 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](http://www.propertybox.io)



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