



10 Higher Town


STAGS

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Sampford Peverell, Tiverton, Devon, EX16 7BP

Tiverton 4.5 Miles | M5(J27)/ Tiverton Parkway Station 1.5 Miles | Exeter 17 Miles

A beautifully presented three-bedroom character cottage on the edge of the popular village of Sampford Peverell.

- Character Cottage
- Grade II Listed
- Useful Attic Room
- Popular Village Location
- Council Tax Band B
- Three Bedroom Home
- Immaculately Presented
- Within Uffculme School Catchment
- Tiverton Parkway/M5 (J27) 1.5 Miles
- Freehold

Guide Price £300,000

DESCRIPTION

10 Higher Town is an immaculately presented three-bedroom cottage set on the edge of the popular village of Sampford Peverell. The village is a well-regarded Mid-Devon village offering a range of local amenities, including a primary school, village shops, public house and recreational facilities. The village is conveniently located for access to Tiverton, with Tiverton Parkway railway station providing mainline services to London Paddington and Exeter, together with excellent road links via the nearby M5 motorway.

The property offers well-proportioned accommodation and has been sympathetically modernised by the current owners providing a practical and comfortable living space, comprising of a living/dining area, kitchen, useful utility area and w/c on the ground floor, with three well-proportioned bedrooms and a modern bathroom on the first floor, along with a useful attic room.

Externally, the property benefits from a private and manageable rear garden with a spacious patio suitable for outdoor entertaining and a side gate providing rear access.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.
Ofcom predicted broadband services - Standard broadband available.
Ofcom predicted mobile coverage for voice and data: External – EE, Three, O2 and Vodafone. Internal - EE & Three.
Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: ///vowed.digested.ordinary
Google Drop Pin: <https://maps.app.goo.gl/1azxWvtdw3Wb8vy58>





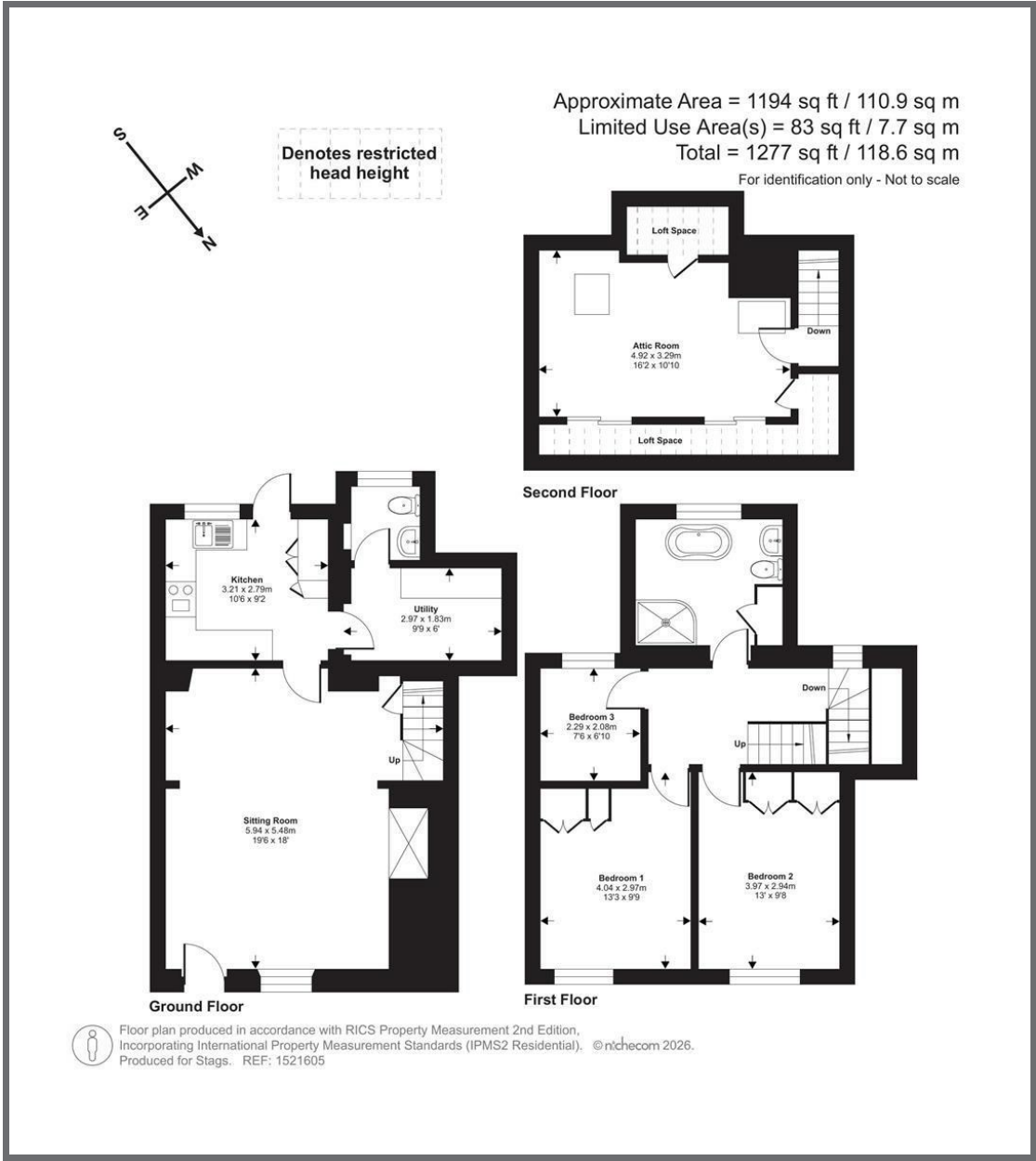
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-48) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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