



Lower Town, Sampford Peverell, EX16 7BJ

Asking Price £250,000

Lower Town is a three-bedroom mid-terrace property with great potential, located in the sought after village of Sampford Peverell.

Winkworth

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DESCRIPTION:

Lower Town is located within close proximity of several local amenities, such as a family pub with beer garden, play park, village hall, shop and primary school. Tiverton parkway is a 2-minute drive and provides great transport links, including Tiverton Parkway to London Paddington in 2 hours. The M5 motorway is just a short 5 minutes' drive away.

Offered to the market for the first time in 60 years, Lower Town was originally a public house in the 1800's and was converted to a house in 1937. The property is partially constructed with cob and would make a great renovation project, with some aspects recently updated, such as the electrics, roof, carpets and newly fitted family bathroom.

Upon entering the property, you have the sitting room on your left-hand side, this is a good size room with window facing the front aspect. The kitchen/diner has a number of cream wall and base units, ample room for a dining table and benefits from built in storage. A door leads you directly to the rear of the property.

First Floor: -

Located on the first floor are three double bedrooms, the recently refurbished family bathroom has a bath with shower over, WC & sink.

Outside: -

To the rear of the property is a garage with power and plumbing, the area immediately behind the house provides a lovely spot to sit and enjoy the peaceful surroundings. The large, enclosed garden is detached from the property and can be accessed via a shared access path running parallel to the neighbour's garden. The garden offers a vast amount of space for garden furniture, play equipment, and shed with still leaving a good size area free for the children or dogs to run around in. A small stream is located at the very bottom of the garden.

Services: -

Oil central heating, mains electric and water

Council Tax Band – B

Directions - using the what3words app, search for 'bronzer.basin.lurching'



AT A GLANCE:

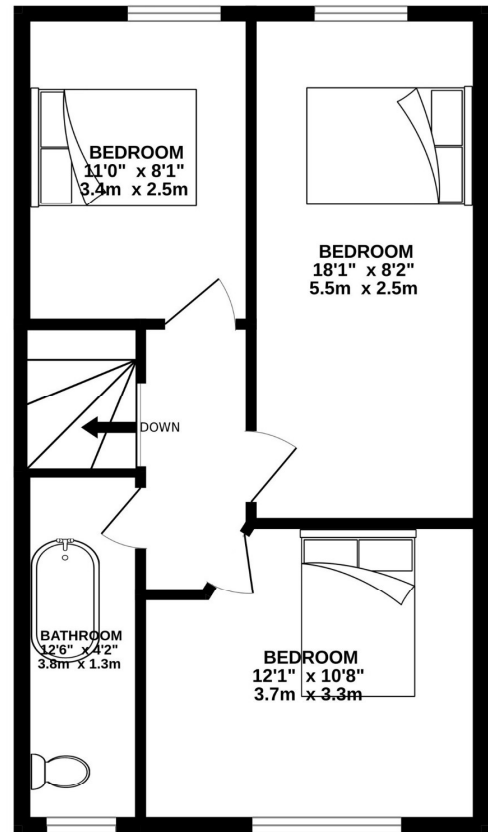
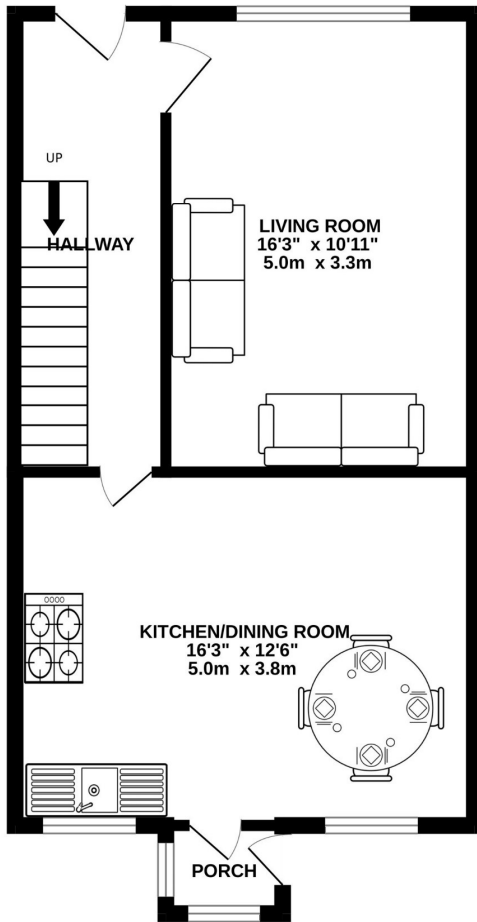
- Three Bedrooms**
- Sought After Village Location**
- Large Enclosed Garden**
- Garage With Power**
- Kitchen/Diner**
- Close Proximity To Train Station & M5**

PROPERTY INFORMATION:

- Freehold**
- Council tax Band: B**
- Mains electric, water, and drainage, oil central heating.**
- Broadband: Super-Fast Fibre Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet, Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)**

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(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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