



The Brendons, Sampford Peverell, EX16 7BY

This three-bedroom detached bungalow is located in a sought-after residential area in the village of Sampford Peverell, just a short walk from local amenities and excellent transport links, including Junction 27 and Tiverton Parkway train station.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

This attractive three-bedroom detached bungalow is situated in the highly sought-after village of Sampford Peverell, known for its community charm and convenient access to local amenities. Ideally located within proximity to Junction 27 of the M5 and Tiverton Parkway train station, this property offers excellent transport links for commuters and easy access to surrounding areas.

The bungalow features a generously sized lounge/diner, providing ample space for both relaxation and dining. The well-appointed kitchen offers functionality and style, making it perfect for preparing meals and entertaining guests. The accommodation includes two spacious double bedrooms, each designed for comfort, providing ample room for storage and furniture.

This beautifully presented bungalow combines the benefits of village living with easy access to major transport routes, making it the perfect choice for those seeking a quiet lifestyle without sacrificing convenience.

OUTSIDE:

To the rear, you will find a private garden, perfect for outdoor relaxation or gardening enthusiasts, offering a peaceful retreat away from the hustle and bustle. The property also benefits from a garage, conveniently located on the side of the bungalow, and a driveway with parking space for two or more vehicles, ensuring there is plenty of off-road parking for both residents and visitors.

Council Tax: Band C - Mid Devon

Services: Mains electric, water and gas. Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 24.09) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 24.09)

Tenure: Freehold

Directions:- Using the what3words app, search:- answer.toads.inherit



AT A GLANCE:

**Bungalow
Detached
Three Bedrooms
Off Street Parking
Secure Garage
Uffculme School Catchment
Front and Back Garden**

PROPERTY INFORMATION:

**Freehold
Council tax Band: C
Mains Electric, Water and Drainage.**

The Brendons, Sampford Peverell, Tiverton, EX16

Approximate Area = 741 sq ft / 68.8 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 2024. Produced for Winkworth. REF: 1196874



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	82
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	
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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk