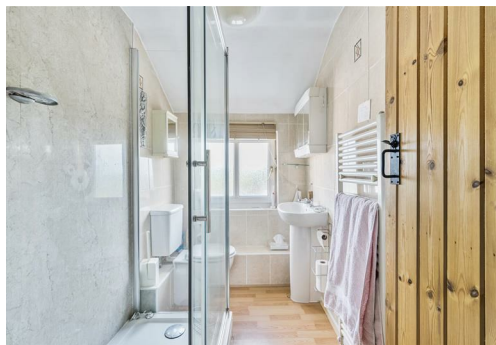




2 Turnpike

2, Turnpike, Sampford Peverell, Tiverton, EX16 7BN



M5 (J27)/ Tiverton Parkway Station 1.7 miles | Tiverton 5 miles | Exeter 17 miles

A spacious canal-side village home offering flexible accommodation and exciting potential for modernisation.

- Superb Position Overlooking the Canal
- Four Bedrooms. Two Bathrooms
- Generous Living/ Dining Room
- Private Garden with Views
- Off Road Parking
- Fantastic Scope to Improve & Modernise
- No Onward Chain
- Excellent Village Amenities
- Council Tax Band D
- Freehold

Guide Price £350,000

SITUATION

Set in an elevated position close to the village centre, the property has excellent access to all the amenities which include post office and general store, popular pub, primary school, hairdressers, village hall and of course the canal with its excellent Tow Path for walking and cycling.

The M5 (junction 27) and Tiverton Parkway Station are just a convenient 1.7 miles with fast trains to London Paddington. The property also lies in the catchment for Uffculme school and Blundells which offers discounts to local students.

DESCRIPTION

A generously proportioned village property with four bedrooms, and spacious living/dining accommodation, with beautiful views across the Grand Western Canal and beyond. Offering scope for modernisation, this home presents an exciting opportunity to create a stylish, contemporary residence in a sought-after canal-side location with stunning views over the surrounding countryside.

ACCOMMODATION

This well-proportioned property offers generous and flexible accommodation arranged over two floors. The ground floor comprises a spacious living/dining room with glazed doors opening to the rear garden, a compact kitchen with built in appliances, and a shower room.

Upstairs, there are four rooms, three of which are used as bedrooms and one currently serves as a home office, together with a family bathroom. While the property would benefit from some modernisation, it presents an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste and requirements.

OUTSIDE

To the rear of the property is a private garden, mainly paved and cobbled providing a low maintenance entertaining space with a variety of mature shrubs. Beyond, steps lead down giving access to a delightful canal-side garden. The current vendor rents the canal garden for a sum of £50/annum.

The property benefits from one allocated parking space, within a carport.

SERVICES

Mains electricity, water and drainage. Heating - there is evidence of a central heating system, buyer to make their own investigations. Ofcom predicted broadband services – Standard, Superfast & Ultrafast available. Ofcom predicted mobile coverage for voice and data: Internally (variable) -EE, Three and O2. Externally -EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council. Sampford Peverell Conservation area.

AGENTS NOTE

2 Turnpike is being sold by the Power of Attorney, therefore limited information is known in regards to the property.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

Exit the M5 at Junction 27, proceeding westbound on the A361 (North Devon Link Road). Take the first exit signposted Sampford Peverell/ Halberton/ Parkway and at the roundabout, take the first exit and remain on this road for 0.7 miles, passing through Sampford Peverell. As you pass over the canal bridge, 2 Turnpike will be the second property on the left.

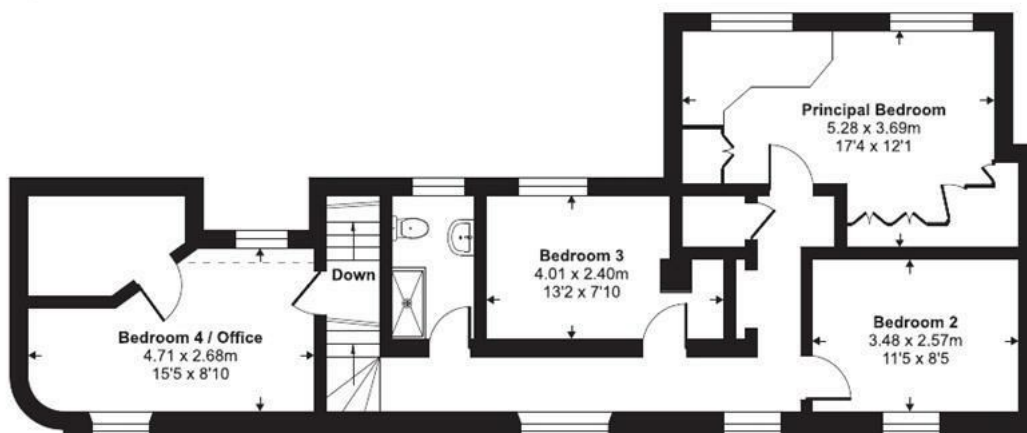
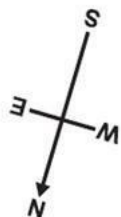


Approximate Area = 1475 sq ft / 137 sq m (excludes carport)

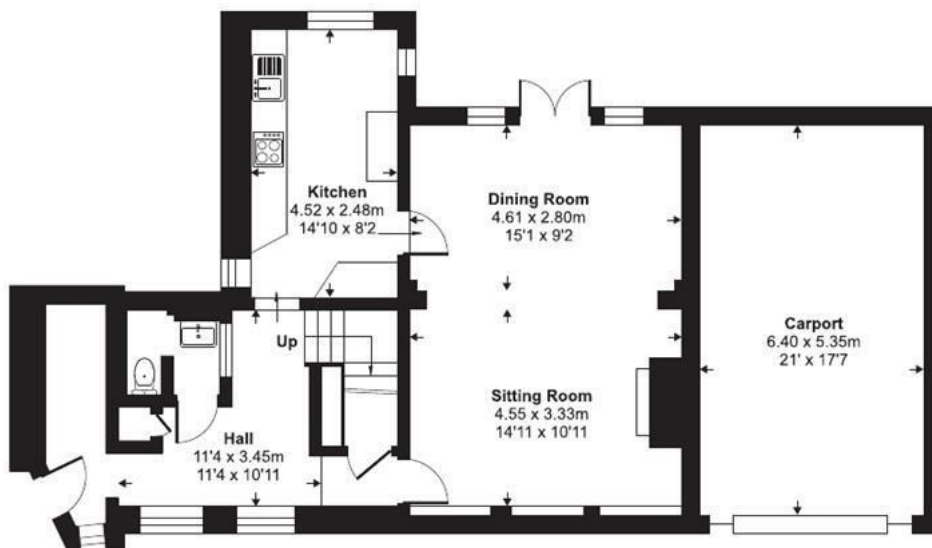
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 1482 sq ft / 137.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Stags. REF: 1349890

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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