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Turberfield Cottage





Tiverton Parkway 1 mile. Tiverton 8 miles.  
Exeter 19 miles. Taunton 16 miles.

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## A characterful three bedroom family home set in the popular village of Sampford Peverell.

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- Detached family home
- Three bedrooms
- Three receptions
- Delightful gardens
- Garage and off-road parking
- No onward chain
- Popular village location
- Excellent transport links
- Council Tax Band E
- Freehold

Guide Price £475,000



### SITUATION

The property is located in an idyllic position in the picturesque village of Sampford Peverell. The village itself offers a post office, village hall, general store, thriving public house, primary school, hairdressers and driving range, as well as access to lovely walks along the canal. The nearby town of Tiverton provides an excellent range of facilities that one would expect of a larger town including the renowned Blundell's School, which offers discounts to local students. The property also sits within the catchment area of the 'outstanding' rated Uffculme secondary school.

### DESCRIPTION

Turberfield Cottage is a superb, detached family home with gardens and a garage, situated in the centre of the sought-after village of Sampford Peverell. Offered to the market for the first time in 46 years since its construction.

### ACCOMMODATION

The entrance hall leads you into the centre of the home offering access to the sitting room, kitchen, study and ground floor bathroom. The triple aspect sitting room overlooks the garden and features wooden beams and a stone fireplace with an inset gas fire, whilst the dual aspect study sits quietly to the front of the property. The dining room is situated to the rear of the property between the kitchen, the sitting room and garden room. The kitchen offers numerous wall and base units, an inset ceramic hob, integrated oven and microwave. The neighbouring utility room offers an informal entrance and comprises of base units with sink, and provides space for washing machine and fridge-freezer. The ground floor bathroom offers a shower, wash basin and WC.

On the first floor are three double bedrooms, the master being dual aspect. The family

bathroom comprises of shower over bath, wash basin and WC, with a large area of useful, under eaves storage beyond.

### OUTSIDE

Level gardens surround the property with an expanse of lawn to the front, side and rear, bordered with mature plants, shrubs and low-level walls. A patio lies behind the property offering a good seating area, where you will also find a timber shed upon hardstanding. The single garage has a roller door with power and light connected.

The shared driveway sweeps from the road to the private single garage and parking area. Additional parking is shared at the foot of the drive.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard: Download 11Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 900Mbps, Upload 200Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

### VIEWINGS

Strictly by appointment only through the agents Stags,.

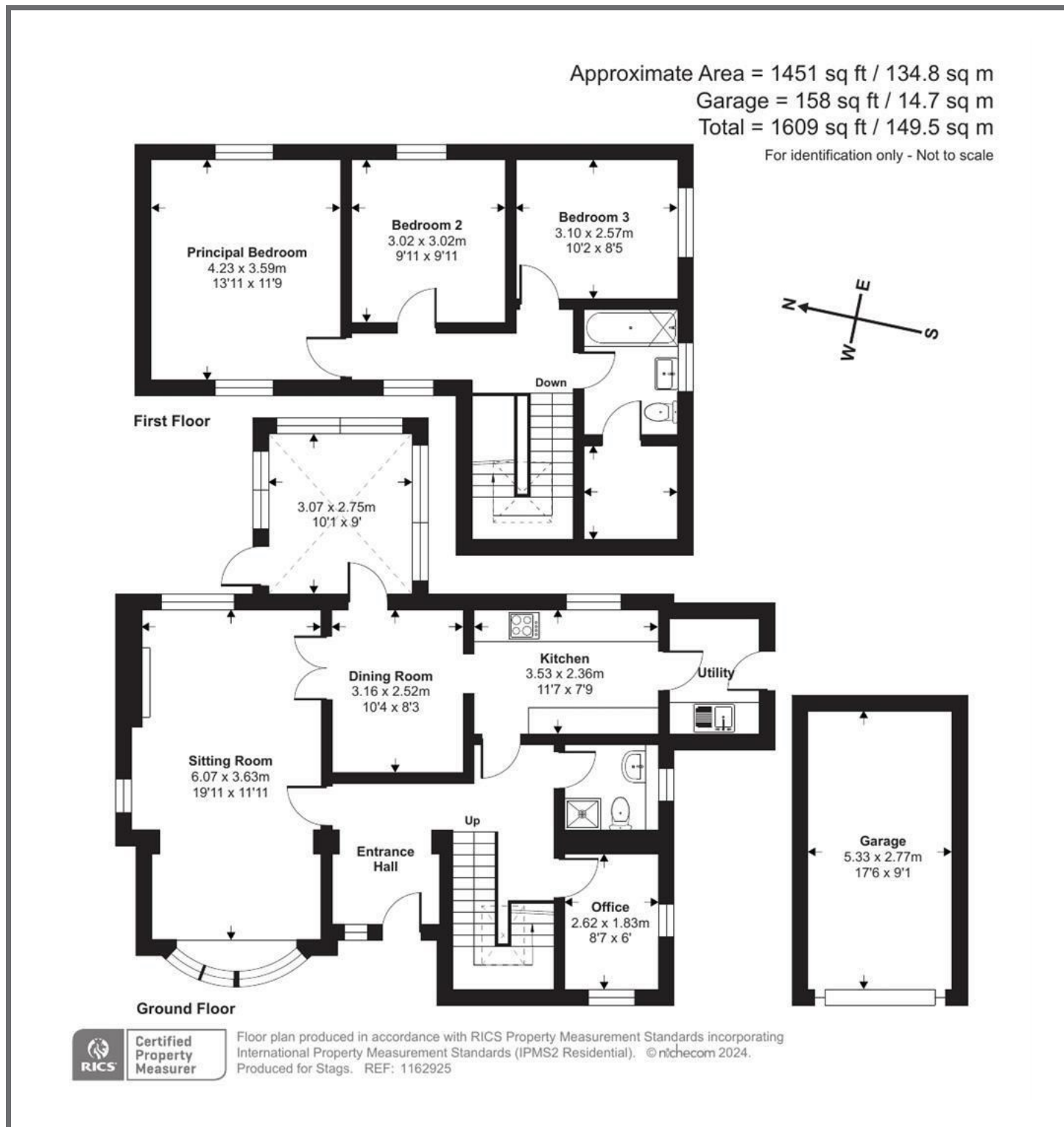
### DIRECTIONS

From M5 junction 27, proceed west bound on the A361 (North Devon Link Road). Take the first exit signposted Sampford Peverell/ Halberton/ Parkway, taking the first exit on the roundabout. Proceed into Sampford Peverell, after half a mile the property can be found on the left hand side.









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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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