

Plot 1



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01884 235705 | tiverton@stags.co.uk

Plot 1, Paultet
Sampford Peverell, Tiverton, EX16 7TA

An exclusive development of 4 detached, superior bungalows with lovely gardens.

Tiverton 5 miles - M5 Motorway J27/Tiverton Parkway Station 1.5 miles

- 4 Bedrooms • 1st Class Kitchens • Superb Reception Space • Excellent Bathroom and En-suites • Light and spacious • Double garages • Great Gardens • Off Road Parking •

Guide price £550,000

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SITUATION

The properties are situated in a quiet and peaceful edge of village location with lovely views over the rolling countryside.

Sampford Peverell itself benefits from a post office, general store, choice of two pubs, hairdressers, driving range and offers lovely walks along the Grand Western canal.

The popular market town of Tiverton is approximately 5 miles distant and offers a wide range of amenities including both private and state schooling, including Blundell's School, which offers discounted fees to local students. There are many shops, banks and building societies catering for a variety of needs. There is also a hospital complex and sports centre/swimming pool.

All the properties are within the local catchment of the extremely popular Uffculme secondary school. Attendance is subject to availability and acceptance.

Nearby to Sampford Peverell is Tiverton Parkway Railway Station, with an intercity link to London Paddington of approximately 130 minutes. Adjacent to this is Junction 27 of the M5 motorway. Both

Exeter and Taunton are within easy commuter distance.

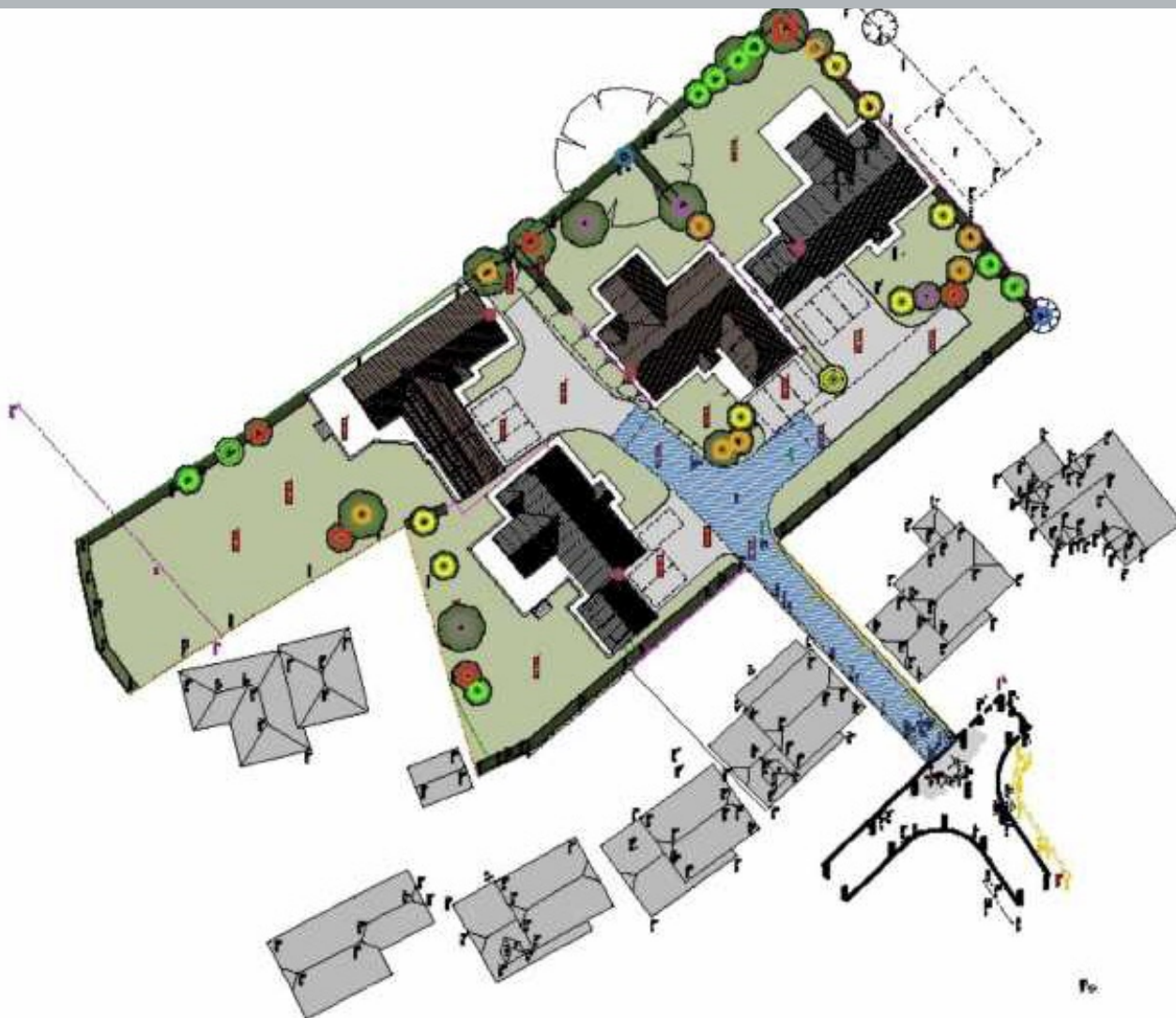
DESCRIPTION

This is potentially the best development that has been constructed in the village in recent times.

Whilst all of the bungalows do benefit from similar aspects, they have all been designed individually and each plot offers something different.

Features;

- Harrison design bespoke kitchens with granite work tops, built-in dishwasher, fridge freezer and
- Range cooker
- Under floor heating throughout
- Double garage with electric roller door
- Impressive reception space with floor to ceiling glazing
- Composite front door
- Quality bathrooms included heated towel rail, fully tiled floor, tiled enclosures
- Automatic heat control systems
- 1 kw photovoltaic cells
- Oak veneer doors
- Carpets included
- Fully decorated
- Loft with ladder



- Large garden with patio and lawn
- External light sensors/security alarm
- Each with parking for several cars
- Attractive Brazilian slate

PLOT 1

Situated on the lower side of the development it has lovely views to the South East, on the same side is the rear garden over which a majority of the rooms have windows. There is a private drive and parking for several cars and turning straight onto the private road at the entrance to the development.

Guide price £525,000

PLOT 2

****SOLD****

PLOT 3

One of the bungalows at over 2000 sq. Ft., it is situated on the higher side with private drive and parking for several cars. The views are over fields and the garden is private and includes an attractive Oak tree on the boundary. The open plan living area with extensive glazing and French windows allows great light, views and easy access to the garden.

Guide £550,000

PLOT 4

With its own area of private drive the parking available is very extensive with the whole plot covering two corners at one end of the development. This also results in a superb private garden with windows overlooking from the reception area, kitchen and 2 bedrooms. As well as extensive garden surrounding the whole of the bungalow.

Guide £575,000

DIRECTIONS

From Tiverton follow signposts towards Halberton and Sampford Peverell. Upon reaching Battens Cross turn left and follow onto a T-junction. Turn right signposted Sampford Peverell. As you approach the centre of the village turn right into Blackdown Drive and then turn immediately right in Paultlet. Turn left. The property can be found towards the bottom on the right hand side.

VIEWING

Strictly by prior arrangement via the agents, Stags, on 01884 235705.

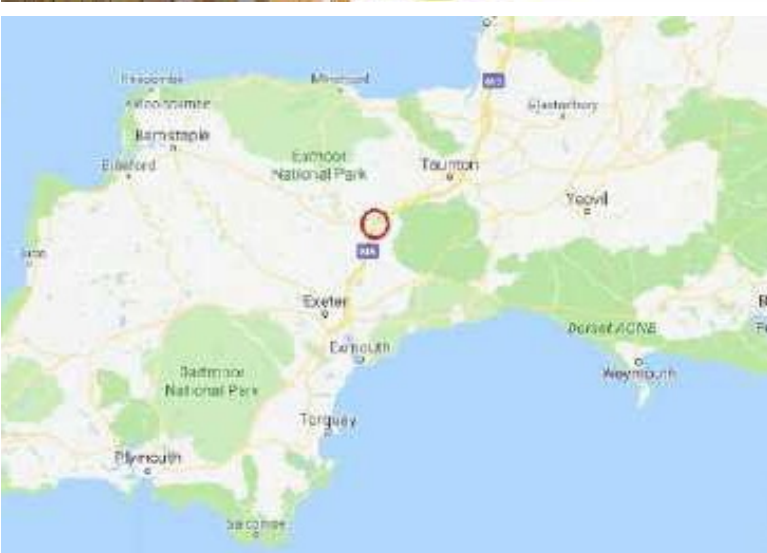
SERVICES

All mains services connected.

Plot 3



Plot 4



Plot 1

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft
Garage = 37.8 sq m / 407 sq ft
Total = 183.8 sq m / 1978 sq ft

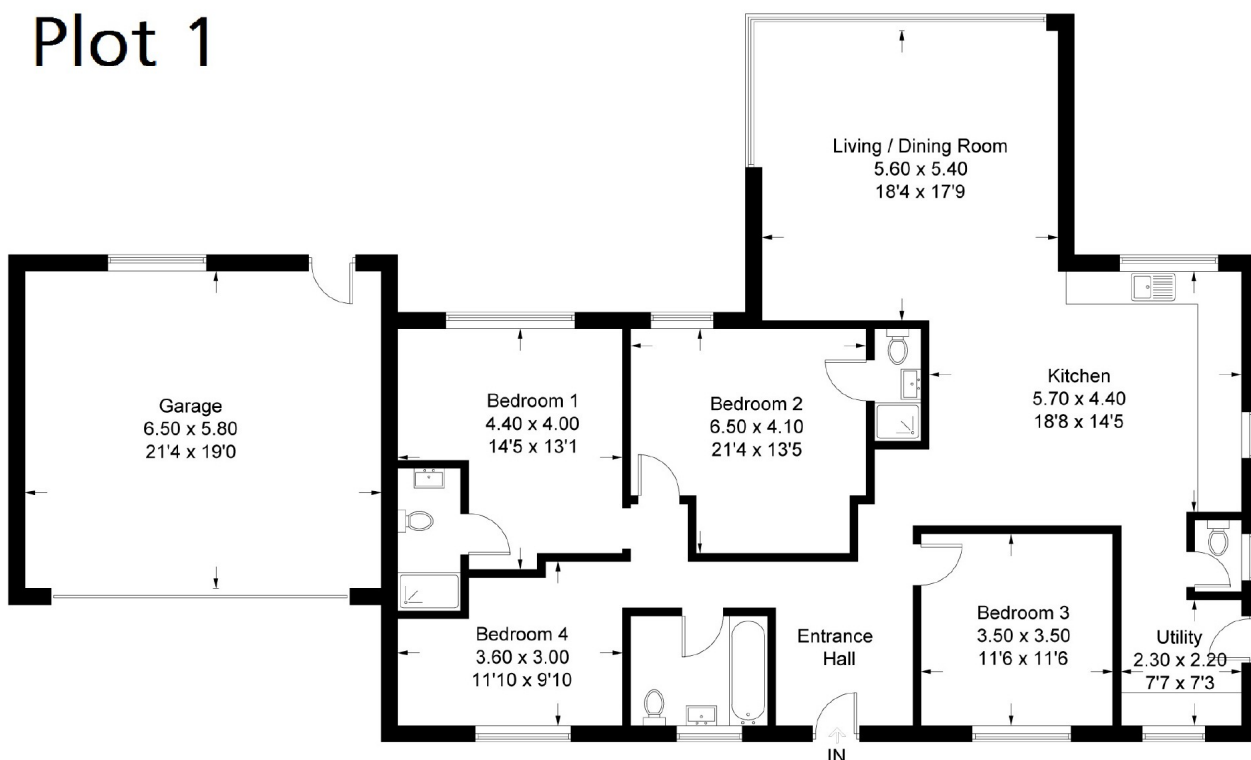


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19 Bampton Street, Tiverton, Devon, EX16 6AA
Tel: 01884 235705
Email: tiverton@stags.co.uk