



Acorns Lower Town, Sampford Peverell, Tiverton, Devon, EX16 7EG

Asking Price £195,000

- No Onward Chain
- Canal side and country walks nearby
- 700 sq. ft of living space
- 1 large bedroom and 2 bathrooms
- 2 parking spaces
- Detached single storey home
- Easy access to train station and M5
- Open plan living space
- Sheltered courtyard
- Welcoming village with a strong community

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Acorns Lower Town, Tiverton EX16 7EG

A detached single-storey home in Sampford Peverell with a courtyard and two parking spaces, excellent transport links, and close to country and canal side walks, easy access to coasts and moors. No Onward Chain.



Council Tax Band: A

Offering roughly 700 sq ft of space, this detached home provides a simple, workable layout with everything on one level. The main living area is open plan, giving you a social space that suits everyday life — whether that's cooking while talking to others, having friends round, or just enjoying a more connected feel between the kitchen and living area. The kitchen is practical and properly equipped, with enough storage and workspace for anyone who actually cooks rather than relying on a microwave.

The scale and layout also make the property easy to look after, which is ideal for anyone wanting a straightforward home base or a lock-up-and-leave setup without the usual maintenance worries. The property is offered with no onward chain, keeping the move as uncomplicated as possible.

Sampford Peverell is the kind of village where people use the local shop, walk the canal in the evenings and know the quickest routes into Tiverton when they need them. There's also a well-supported village pub, busy throughout the week and very much part of local life — somewhere you can drop in for a meal or a drink without feeling like a stranger.

The countryside starts almost as soon as you step outside, with footpaths and the towpath offering easy, everyday access to fresh air. A nine-hole golf course and driving range sit just down the road, making it simple to fit in a quick round or some practice without travelling far.

Transport links are one of the area's strengths. Tiverton Parkway station is close by, with direct rail connections towards Exeter, Bristol, London and beyond. The M5 is also within easy reach, keeping longer journeys straightforward whether you're commuting or heading away for the weekend.

Beyond the village, the wider landscape of the South West is a genuine part of life here. Exmoor and Dartmoor are both within reach for longer walks, cycling or simply getting out into open space. The Quantocks sit to the northeast with their mix of woodland, open ridges and far-reaching views. And whether you prefer the calmer stretches of the South Devon coast or the bigger surf and wilder feel of the North Devon beaches, both are realistic day trips.

Services:

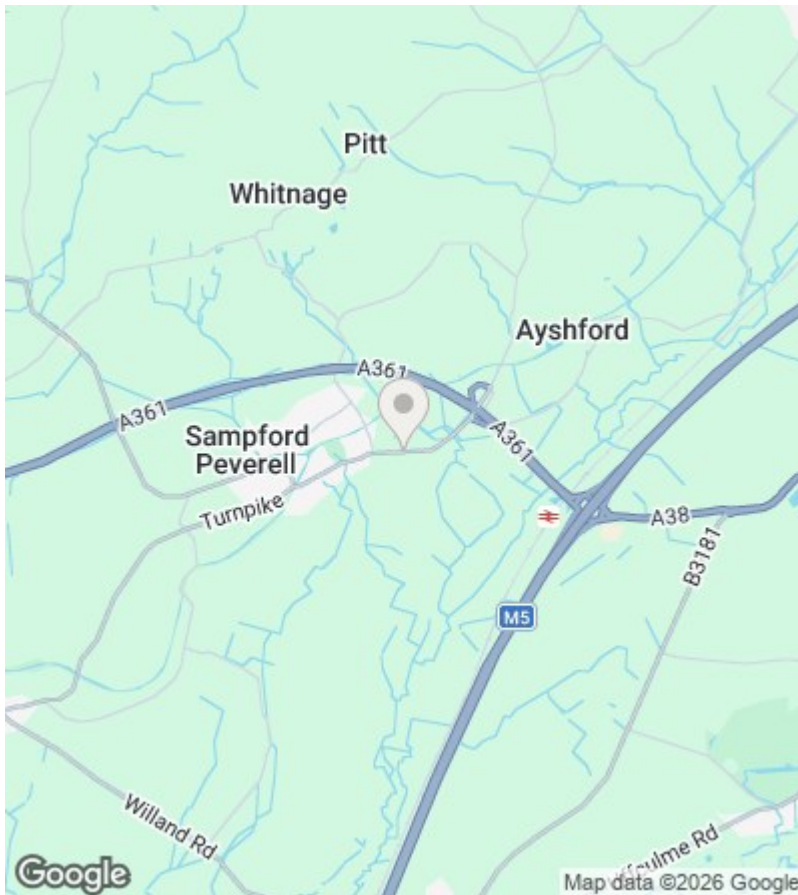
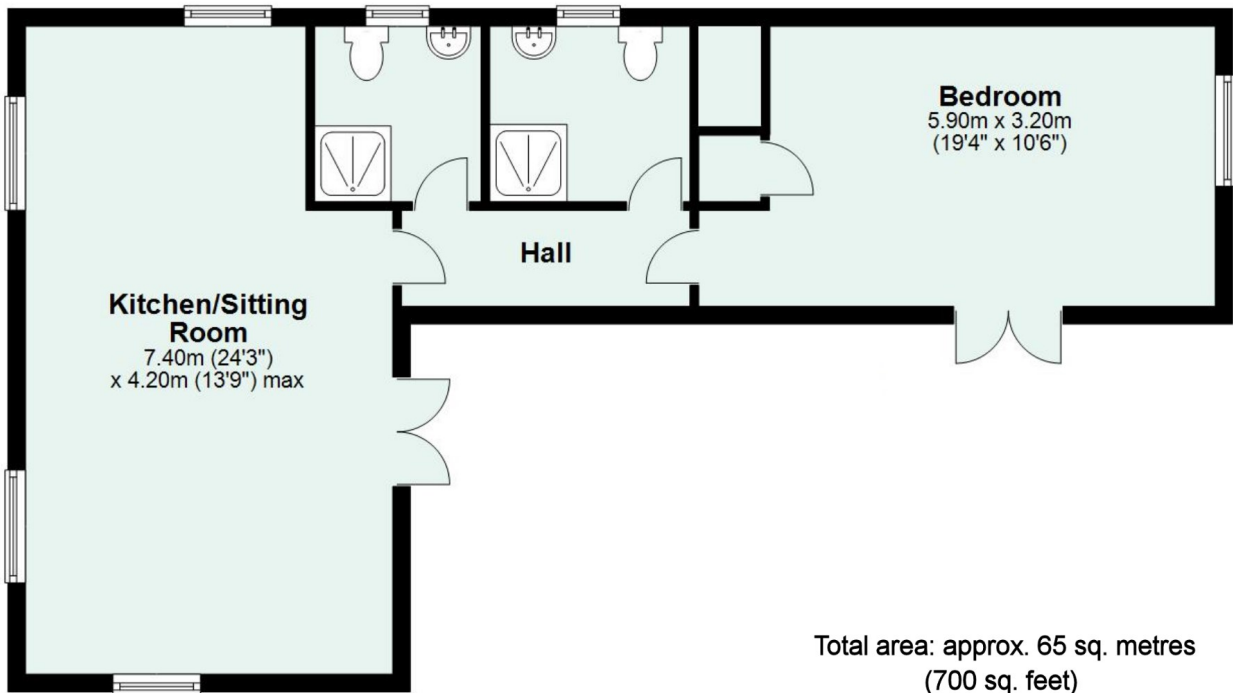
Mains electricity, gas, and water. Shared, private drainage.

Gas-fired boiler serving hot water and under-floor heating,

Directions

From Junction 27 of the M5, take the A361 towards Tiverton, Barnstaple and North Devon. Leave at the first exit and turn left towards Sampford Peverell. As you continue into the village, you will pass the turning for Tiverton Parkway station on your left. The property is located a little further along the road on the right.

Acorns, Lower Town, Sampford Peverell



EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

