



## Court Way, Sampford Peverell, EX16 7BH

A spacious four-bedroom semi-detached home in a quiet Sampford Peverell cul-de-sac, featuring an open-plan kitchen/dining room, lounge and sunroom. Includes a master en-suite, private rear garden with direct canal access, integral garage, great transport links and Uffculme School catchment.

**Winkworth**

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## DESCRIPTION:

Situated in a quiet cul-de-sac within the popular village of Sampford Peverell, this spacious and well-presented four-bedroom semi-detached home offers versatile accommodation, ideal for families and those looking for generous living space.

On the ground floor, the property comprises a welcoming entrance hall leading to a comfortable lounge, along with a superb open-plan kitchen/dining room which forms the heart of the home. From the kitchen/dining room, doors open into a bright sunroom, providing an additional reception space with views over the garden. Practical features include a ground floor WC, a separate laundry room and access into the integral garage.

Upstairs, the first floor offers four well-proportioned bedrooms, including a spacious master bedroom with en-suite, as well as a modern family bathroom.

Externally, the property benefits from a private enclosed rear garden, with steps leading directly onto the Great Western Canal—perfect for scenic walks and enjoying the outdoors.

Conveniently located close to local amenities, excellent travel links including the M5 and Tiverton Parkway, and within the highly regarded Uffculme School catchment area, this is a fantastic opportunity to secure a family home in a sought-after village setting.

## INFORMATION:

Council Tax: Band C - Mid Devon

Services: Mains Gas, Mains Electric, Mains Water  
Broadband: Superfast Fibre Broadband Within This Postcode. Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

scorching.gathers.articulated



## AT A GLANCE:

Spacious four-bedroom semi-detached home in a quiet cul-de-sac location

Sought-after village of Sampford Peverell close to local amenities

Generous open-plan kitchen/diner ideal for family living and entertaining

Bright and airy sunroom overlooking the rear garden

Comfortable separate lounge plus additional ground floor WC

Master bedroom with en-suite plus a modern family bathroom

Private enclosed rear garden with steps leading directly onto the Great Western Canal

Integral garage

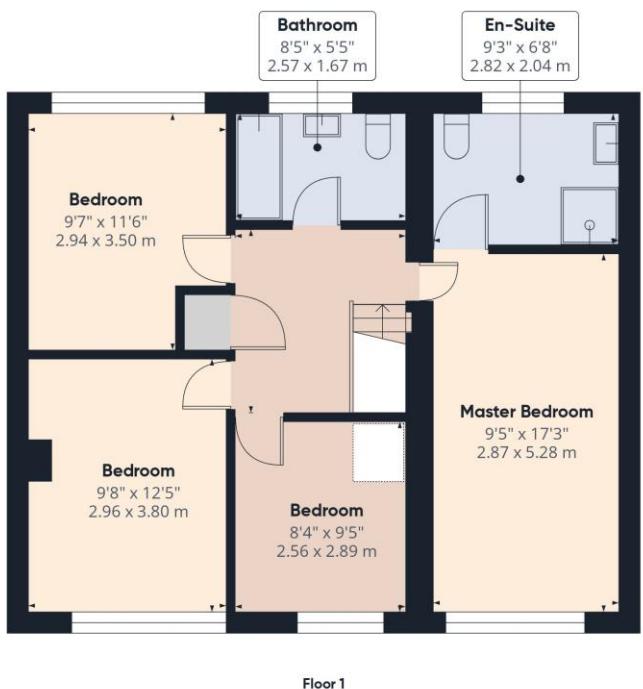
Excellent access to the M5 & Tiverton Parkway  
Uffculme School catchment

## PROPERTY INFORMATION:

Freehold

Council tax Band: C

Mains electric, gas, water and drainage.



**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.

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