



£1,200 Per Month

seddon's



## Sunnyside, 20 Lower Town, Sampford Peverell, Tiverton, Devon, EX16 7BL

- Brand new carpets and flooring throughout
- Brand new kitchen with integrated cooker
- Large garden
- Spacious lounge and a dining room
- Mains gas, electric, water and drainage. CT Band D
- Fresh neutral decoration
- Modern shower room
- Driveway providing off road parking for 2-3 cars
- 2 double bedrooms and a single bedroom
- Rent £1,200 pcm, deposit £1,380.

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



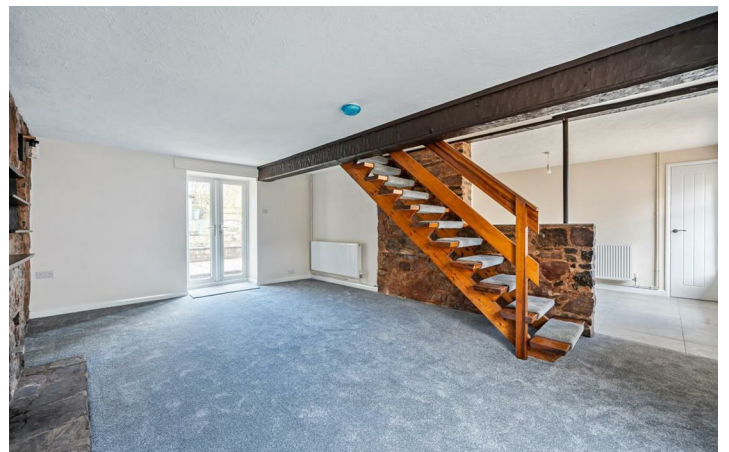
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## 20 Lower Town, Tiverton EX16 7BJ

This newly refurbished, detached house with a driveway benefits from a setback position right in the heart of the popular village of Sampford Peverell. EPC: C



Council Tax Band: D



## LongDescription

This newly refurbished, detached house with a driveway benefits from a setback position right in the heart of the popular village of Sampford Peverell.

The house has been freshly decorated, had new carpets and tiled flooring, new windows and a new kitchen fitted.

On entering the property there is a nice light and airy feel.

Downstairs, you have a spacious dual aspect sitting room with patio doors out to the garden and a staircase rising to the first floor. The dining room opens into the newly fitted galley style kitchen. The kitchen is a tasteful light grey colour and includes a new cooker and space for you to bring your own washing machine and fridge freezer. A back door opens out onto the side passage between the front of the house and the back garden.

Upstairs there is a roomy airing cupboard for storage in the landing, a modern shower room, two good sized double bedrooms, one of which with built in wardrobe space and a small single bedroom, ideal for use as a home office.

Outside, to the front of the house is a gravelled driveway with parking for 2-3 cars. There is a side gate for external access to the back garden which has a generous sized patio and steps up to a large lawn area. A handy garden shed sits at the back of the garden.

Sampford Peverell is popular with commuters due to its position close to the M5 and Tiverton Parkway. The village itself has a convenience store, popular pub 'The Globe' and the property is right next door to a hairdressers. The Grand Western Canal runs through the village offering some lovely level walks and the town of Tiverton which offers a much more extensive range of amenities can be reached by car in just 10 minutes.

The property is available to rent on a six-monthly Assured

Shorthold Tenancy. As per the Renters Rights Act all tenancies will be become an Assured Periodic Tenancy from the 1st of May 2026.

## Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	

