

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 36 Bampton Street, TIVERTON, Devon, EX16 6AH

T 01884 256041 **E** tiverton@fox-and-sons.co.uk

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001

>> **price**

guide price £180,000

Tenure: Freehold

>> **key features**

- > Semi Detached Three Bedroom Home
- > Two Reception Rooms
- > Shower Room
- > Boot Room & Utility Room & WC
- > NO ONWARD CHAIN
- > Front & Rear Gardens
- > 107sqm
- > For Sale Via Public Auction
- > EPC Rating: E

>> **short description**

Offered with no onward chain, this three bedroom semi detached home in Sampford Peverell features a spacious lounge, dining room, kitchen with potential to modernise, useful outbuildings, and a large rear garden. An excellent opportunity to create a fantastic village home

>> **long description**

Call Fox & Sons today to arrange a viewing of this three bedroom semi detached home, offered to the market with no onward chain, and situated in the sought after village of Sampford Peverell.

The accommodation begins with an entrance hallway leading through to the spacious lounge, which enjoys pleasant views over the rear garden. A feature fireplace provides an attractive focal point . Located at the end of the hallway is the front-facing dining room, which flows through to the kitchen. The fitted kitchen offers ample storage and workspace and presents an excellent opportunity for modernisation.

Your Fox & Sons office: 36 Bampton Street, TIVERTON, Devon, EX16 6AH

T 01884 256041 **E** tiverton@fox-and-sons.co.uk

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001

Completing the ground floor is a useful covered passageway providing access to both the front and rear gardens, as well as a range of practical outbuildings, including a storage room, utility room, and WC.

Upstairs, the property offers two generous double bedrooms, both benefiting from built in storage and attractive views across the garden and surrounding countryside. The third bedroom is a well proportioned single room, also featuring built-in storage. A shower room completes the first floor accommodation. Externally, the property boasts a substantial rear garden, predominantly laid to lawn. Features include a sizeable patio area with a pond, raised planting beds, a greenhouse, and a wooden pergola. To the front, there is a gravelled garden complemented by mature flower and shrub borders. This property presents an excellent opportunity for buyers seeking a home with potential.

>> **directions**

>> **Agent Note**

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001

>> room description

Entrance Hall

Has a door into the hallway and doors to all ground floor rooms, with stairs to the first floor, a radiator, and an understairs cupboard.

Kitchen

Has a double-glazed window to the rear, with wall and base units and worktop over, a one bowl sink and drainer, plumbing for a washing machine or dishwasher, and a door to the side. It is partially tiled.

Lounge

The lounge has a fireplace and a double-glazed window to the rear.

Dining Room

The dining room has a double-glazed window to the front, a radiator, and a door to the kitchen.

Garden Room

The garden room has two windows to the side, and two doors to each side to the garden. It also has doors to a W.C, a utility room, a boot room, and a cupboard.

Landing

Features a double-glazed window to the front, loft access, a radiator, and wall lights.

Bedroom One

Bedroom One has a double-glazed window to the front, with a radiator and built-in storage.

Bedroom Two

Features double-glazed windows to the rear and side, with a radiator and two built-in wardrobes.

Bedroom Three

Has a double-glazed window to the front, with a radiator and a built-in cupboard.

Shower Room

Features a WC, a wash hand basin, a radiator, a shower cubicle, and a double-glazed window to the side.

Front Garden

Laid to lawn.

Rear Garden

The large rear garden is laid to lawn, with a paved area and a pond. It also has a greenhouse.

On Street Parking

Your Fox & Sons office: 36 Bampton Street, TIVERTON, Devon, EX16 6AH

T 01884 256041 **E** tiverton@fox-and-sons.co.uk

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001

>> room description

Auction

For sale via traditional auction on Thursday 10th September at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA

Agents Note

The property is offered for sale subject to the occupancy conditions as set out in Section 157 of the Housing Act 1985. The perspective purchaser will need to have lived or worked within Devon for the last 3 years. Please contact the Tiverton Branch for further details.

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS
Date: 22 July 2026 **Property Ref and Version:** TVT106216 - 0001

>> **room description**

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001

>> **property images**



Your Fox & Sons office: 36 Bampton Street, TIVERTON, Devon, EX16 6AH
T 01884 256041 **E** tiverton@fox-and-sons.co.uk

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

Date: 22 July 2026

Property Ref and Version: TVT106216 - 0001

>> **property images**



property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS

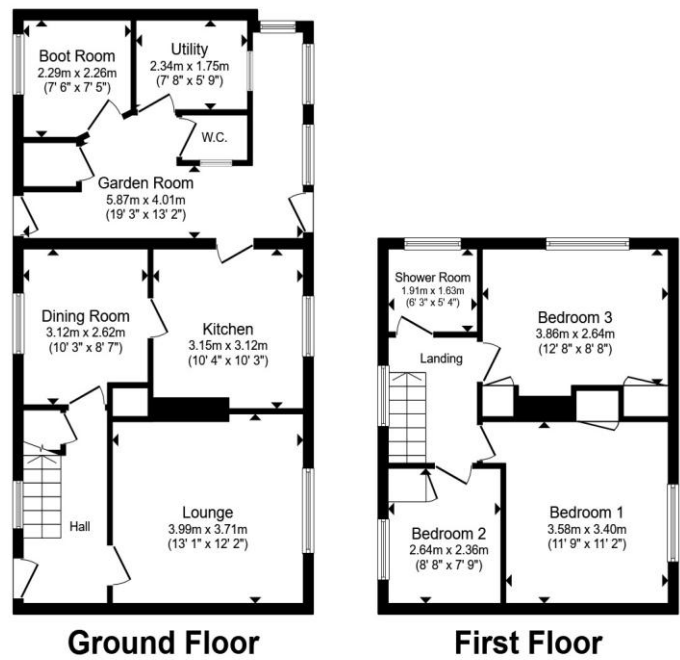
Date: 22 July 2026 **Property Ref and Version:** TVT106216 - 0001

> > property images

property details **approval form**

27 Boobery, Sampford Peverell, Tiverton, Devon, England, EX16 7BS
Date: 22 July 2026 **Property Ref and Version:** TVT106216 - 0001

>> floor plan



Total floor area 107.3 m² (1,155 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature		Date
Lucy Luxton		
Ms S. Parsons		