Bond Oxborough Phillips

The key to moving home

High Chapple
Sampford Courtenay
EX20 2SU

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Guide Price- £250,000







Changing Lifestyles

01837 500600

High Chapple, Sampford Courtenay EX20 2SU...

Three-bedroom link-detached bungalow featuring a garage, driveway parking with the added benefit of being offered to the market with no onward chain...

- Link Detached Bungalow
- Three Versatile bedrooms
- Idyllic Rural Setting
- Bright And Spacious Living Room
- Traditional Kitchen With Side Access
- Modern Family Bathroom
- Ample Driveway Parking
- Garage With Internal House Access
- Perfect For Modernisation
- Countryside Views
- No Onward Chain
- Council Tax Band - C
- EPC - TBC







Tucked away in a peaceful and idyllic position in Sampford Chapple, on the edge of the sought-after village of Sampford Courtenay, this three-bedroom link-detached bungalow presents a fantastic opportunity for buyers looking to create a wonderful home in a beautiful rural setting. Offering generous accommodation, a driveway, garage and attractive gardens, the property would benefit from a programme of updating and renovation, allowing the next owner to put their own stamp on the property and unlock its full potential.

Approached via a lovely driveway, partly shared with just one neighbouring property, the bungalow enjoys a discreet and appealing position, with a wonderful sense of privacy. There is ample off-road parking, together with a good-sized garage providing excellent storage and useful access directly into the house, adding to the practicality of the accommodation.

Inside, the property offers a well-proportioned layout with a good flow between the principal rooms. The bright and welcoming living room provides a comfortable space to relax and unwind, enjoying plenty of natural light and offering excellent potential to create a stylish and inviting reception room to suit modern tastes.

The kitchen is fitted with traditional wooden units and provides a functional workspace, with scope for modernisation to create a contemporary kitchen tailored to the new owner's requirements. A useful side door leads out to a small rear walkway, offering convenient access around the back of the property.

There are three good-sized bedrooms, providing flexible accommodation for families, couples or those seeking additional space for visiting guests or a home office. The rooms offer plenty of potential to refresh and personalise, while the modern bathroom provides a practical and well-presented space.

Externally, the property continues to impress. The lovely front garden creates an attractive approach, with established shrubs, trees and plants adding colour, character and a sense of maturity. The garden is predominantly laid to lawn, providing a pleasant outdoor space to enjoy throughout the seasons, with plenty of opportunity for keen gardeners to enhance the existing planting or create their own outdoor retreat.

To the rear, the bungalow benefits from lovely open views across surrounding fields, providing a beautiful rural backdrop and reinforcing the peaceful nature of the setting. This combination of countryside outlooks, established gardens and convenient parking makes the property particularly appealing to those seeking a quieter lifestyle without compromising on practicality.

Sampford Chapple enjoys an idyllic rural setting on the edge of Sampford Courtenay, surrounded by the beautiful Devon countryside. With three bedrooms, a garage, ample parking, attractive gardens and lovely countryside views, this bungalow offers an exciting opportunity to renovate and create a wonderful home in a sought-after location.

Changing Lifestyles

Sampford Courtenay is a charming and highly regarded Mid Devon village, set within beautiful rolling countryside and surrounded by open farmland. The village offers a strong community feel, with a historic parish church, traditional village inn and a peaceful rural atmosphere. The area is ideal for those seeking a countryside lifestyle, whilst still remaining within easy reach of everyday amenities and transport links.

The thriving market town of Okehampton is located approximately a short drive away and provides a wide range of facilities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. The town is known as the gateway to Dartmoor National Park, offering miles of stunning scenery, walking, riding and outdoor pursuits. With excellent road links via the A30 and a recently reopened railway station providing connections towards Exeter, Okehampton is a popular choice for both local residents and commuters.





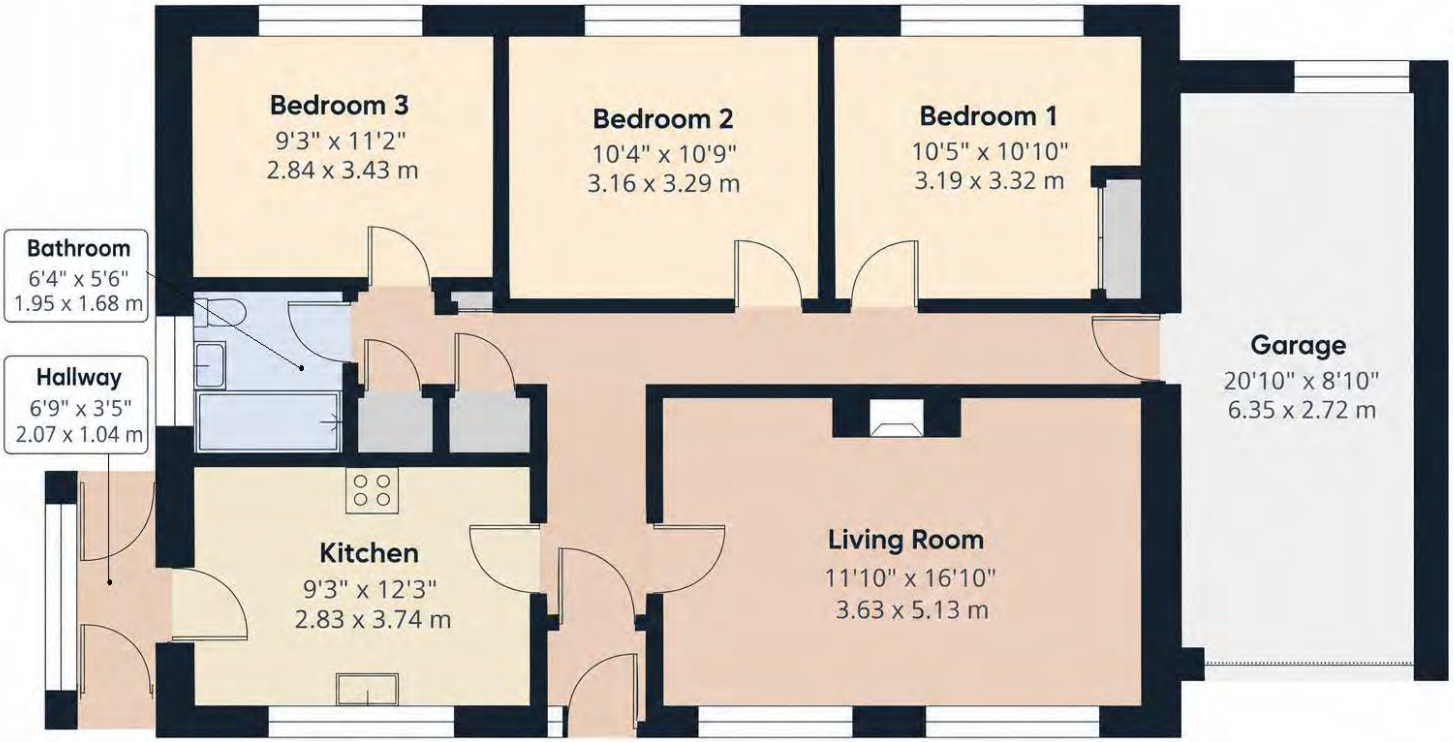






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Approximate total area(1)

1260 ft²

117 m²

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will recieve a referal fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.