



**Plot 16, The Monmouth, The Orchards**

Sampford Peverell

In Excess of **£599,995**





## Plot 16, The Monmouth

The Orchards, Sampford Peverell

Brand new 4-bed detached house in Sampford Peverell village. 3 living spaces, large kitchen diner, home office, en suite principal bedroom, detached garage & driveway, located near M5 & train station.

Council Tax band: TBD

Tenure: Freehold

- Brand new 4 bedroom home
- 3 downstairs living spaces.
- Large kitchen diner
- Ground floor study
- 4 double bedrooms
- Principal bedroom has en suite private dressing room area
- Detached garage & private driveway
- Popular village location of Sampford Peverell
- 5 minute drive to M5 and Tiverton Parkway train station.
- Catchment area for excellent secondary school







### **Kitchen/Diner**

32' 1" x 26' 4" (9.77m x 8.03m)

Spacious space with premium range kitchen design, stainless steel oven and induction hob. Integrated Fridge Freezer & dishwasher. Bi - Fold doors open up onto the rear garden.

### **Hallway**

Grand space as you enter the home, excellent natural light

### **Lounge**

16' 10" x 12' 0" (5.14m x 3.65m)

Located at the front of the home, with external views of the Sampford Peverell village.

### **Study**

9' 8" x 9' 1" (2.95m x 2.76m)

Spacious office, located at the front of the home.

### **Principal Bedroom**

12' 4" x 10' 10" (3.76m x 3.29m)

Good sized double room with an en suite attached. Designated dressing area provides excellent storage.

### **En Suite**

Contemporary white sanitary ware & vanity unit included. • Premium ceramic wall tiling • Chrome lever action taps • Round mirror.

### **Bedroom 2**

14' 3" x 8' 9" (4.34m x 2.67m)

Spacious double bedroom

### **Bedroom 3**

14' 1" x 8' 9" (4.29m x 2.67m)

Double room

### **Bedroom 4**

Double room.

### **Bathroom**

Contemporary white sanitary ware throughout • Premium ceramic wall tiling • Chrome lever action taps • Stunning free standing bath round mirror



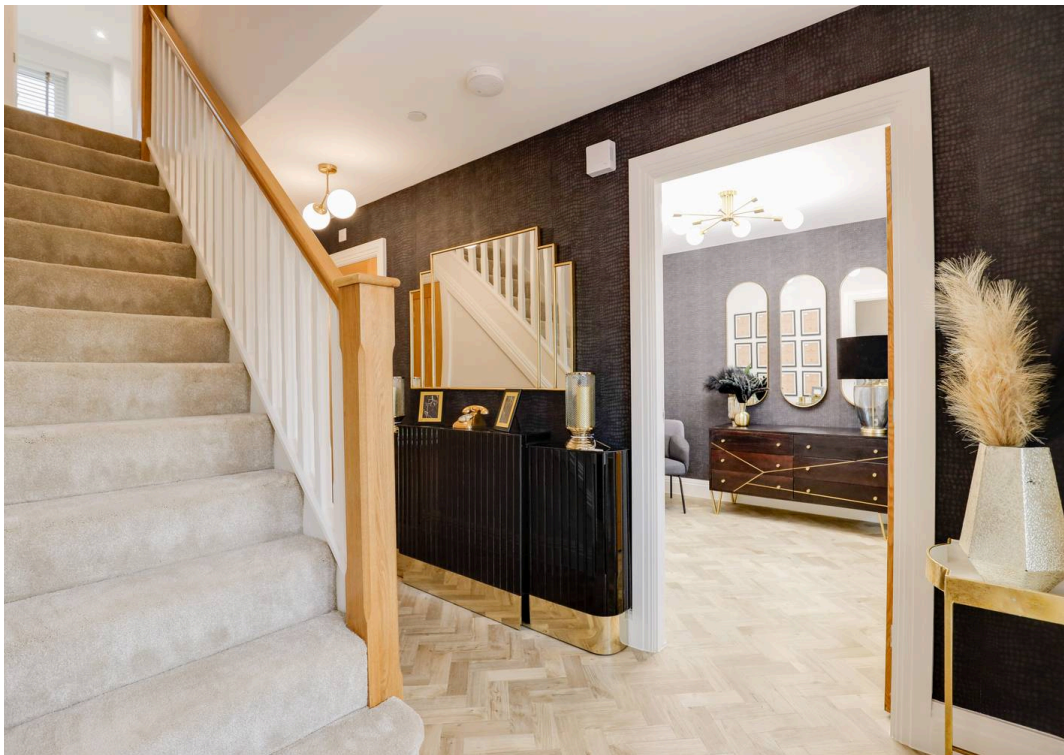


## **GARAGE**

Triple Garage

Garage & driveway.









## THE MONMOUTH

A FOUR BEDROOM DETACHED HOME



### GROUND FLOOR

Kitchen	4.77m x 3.26m	15'8" x 10'8"
Family / Dining	5.00m x 4.77m	16'5" x 15'8"
Lounge	5.14m x 3.65m	16'10" x 12'0"
Study	2.95m x 2.76m	9'8" x 9'1"

### FIRST FLOOR

Bedroom 1	3.76m x 3.29m	12'4" x 10'9"
Bedroom 2	4.34m x 2.67m	14'3" x 8'9"
Bedroom 3	4.29m x 2.67m	14'1" x 8'9"
Bedroom 4	3.39m x 2.66m	11'1" x 8'9"

Elevational treatments may vary by plot. Monmouth Corner plots will have extra windows as indicated by \*





These images are of a Monmouth showhome.  
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