



26 Fair Maid, Sampford Peverell

Tiverton

£614,995



26 Fair Maid

Sampford Peverell, Tiverton

Plot 22 - The Monmouth - Brand new 4-bed detached house in Sampford Peverell village. 3 living spaces, large kitchen diner, home office, detached garage & driveway, located near M5 & train station.

Council Tax band: TBD

Tenure: Freehold

- Plot 22 - The Monmouth - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards.
- 3 downstairs living spaces including family area and study
- Solar Panels and EV charging point
- Large kitchen diner
- Double bedrooms, great for a growing family or down sizers.
- Garage & private driveway
- Overlooking pavilion & village square, close proximity to allotments community garden
- Excellent transport links to M5 and Tiverton Parkway
- Catchment area for Ofsted outstanding secondary school





Kitchen/Diner

Open plan living space with premium high specification kitchen including, stainless steel double oven and induction hob. Integrated Fridge Freezer & dishwasher

Hallway

Spacious entrance hall leading to the lounge, study and kitchen area.

Lounge

Located at the front of the home, beautiful views over the Pavilion & Village square. Fire not included as standard.

Study

Spacious office, located at the front of the home.

Principal Bedroom

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

En Suite

Contemporary white sanitary ware. • Premium ceramic wall tiling

Bedroom 2

Spacious double bedroom

Bedroom 3

Double room

Bedroom 4

Double room

Bathroom

Contemporary white sanitary ware throughout. • Premium ceramic wall tiling • Stunning free standing bath.

w/c

Located on the ground floor





GARDEN

Private rear garden, with direct access through the bi fold door towards the rear of the kitchen/diner.

GARAGE

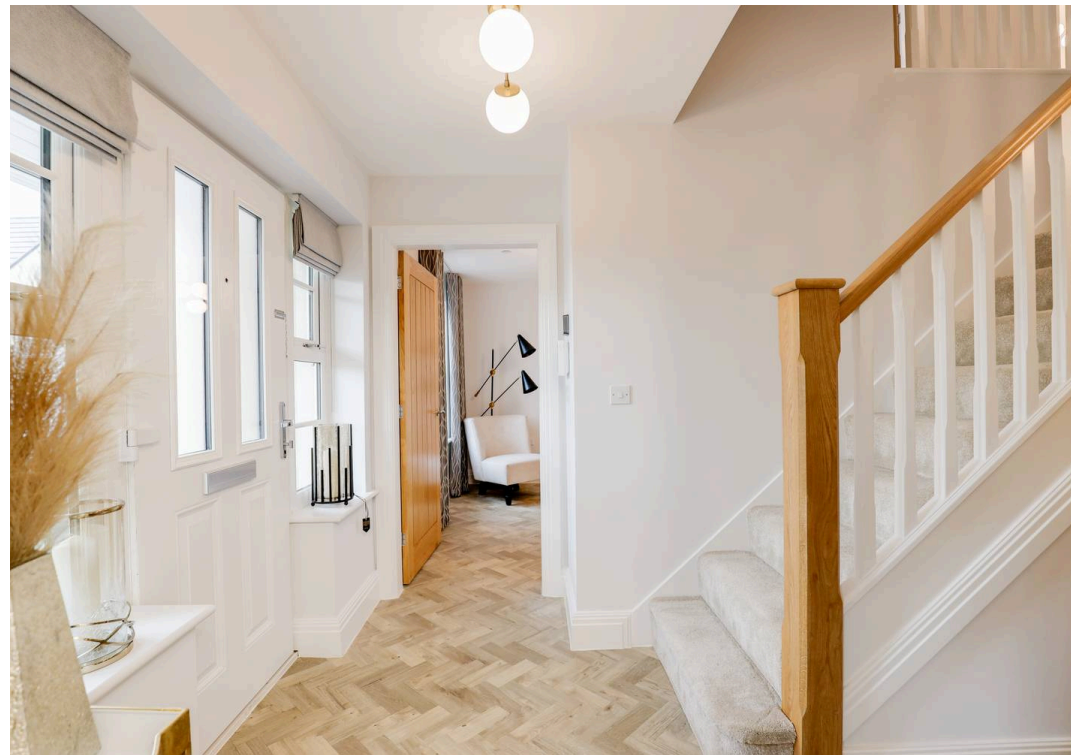
Single Garage

Single Garage

DRIVEWAY

2 Parking Spaces

2 Parking spaces







Computer generated image of Monmouth Corner. Terms

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 15'6"
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"

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



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