



24 Fair Maid, Sampford Peverell

Tiverton

£385,000



## 24 Fair Maid

Sampford Peverell, Tiverton

Plot 21 The Chepstow - A 3-bed Semi-Detached House High-end finishes, open-plan kitchen/diner, lovely village location with excellent transport links & top schools nearby. Book a viewing now!

Council Tax band: D

Tenure: Freehold

- Plot 21 - The Chepstow - The Orchards Development
- Award winning brand new development built by Edenstone Homes, The Orchards
- NHBC warranty
- EPC A rating, PV solar & electric charging point.
- Open planned kitchen/diner including a velux window.
- Stylish features
- Overlooking pavilion village square
- Excellent transport links
- Popular village location
- Catchment area for Uffculme school - Rated excellent with Ofsted





### **Kitchen/diner**

Located on the ground floor towards the rear of the property, the space has storage, a double oven, breakfast bar area. Downlighting comes as standard.

### **Family area**

Located on the ground floor towards the rear of the property. The space has bi fold doors that open up onto the rear garden. The velux skylight allows light to flow into the space.

### **Lounge**

Spacious lounge located on the ground floor towards the front of the property.

### **Hallway**

Direct access to the lounge and kitchen

### **Wc**

Located on the ground floor, accessed off the hallway.

### **Principal Bedroom**

Located on the first floor, the space is a double room with direct access to the en suite. Photos are of a show home.

### **En Suite**

Located on the first floor the space has a double shower tray en suite.

### **Bedroom 2**

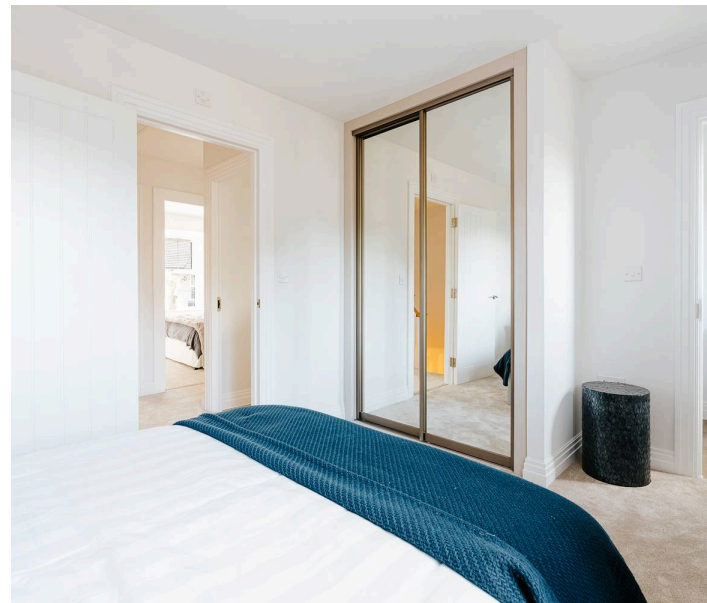
Located on the first floor towards the front of the property, the room is a double.

### **Bedroom 3**

Located on the first floor towards the front of the property.

### **Bathroom**

Located on the first floor, the space has natural ventilation.





# The Orchards

PART EXCHANGE  
WEEKEND

9/10 May

*Save the date!*

## REAR GARDEN

Patio accessed through bifold doors

## DRIVEWAY

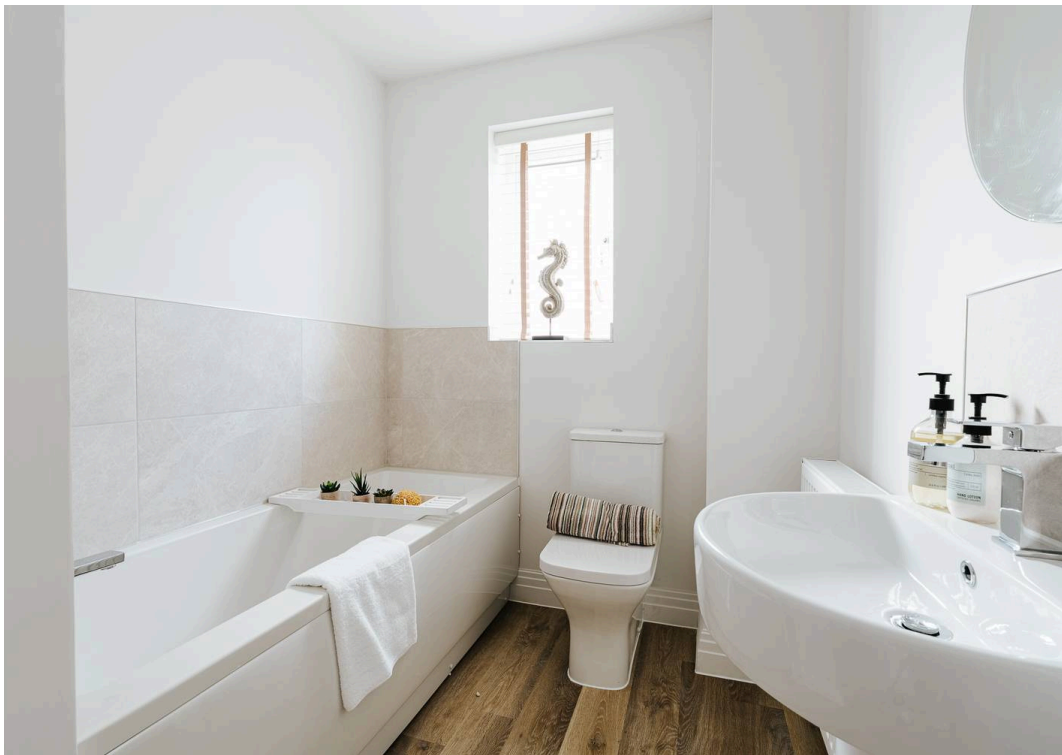
2 Parking Spaces

2 Car spaces

## GARAGE

Single Garage

Private shared drive, with single garage.



# THE CHEPSTOW

A THREE BEDROOM SEMI-DETACHED FAMILY HOME



## GROUND FLOOR

Kitchen / Dining	5.20m x 3.58m	17'1" x 11'9"
Family	3.75m x 2.81m	12'4" x 9'3"
Lounge	4.67m x 3.06m	15'4" x 10'0"

## FIRST FLOOR

Bedroom 1	3.82m x 3.02m	12'6" x 9'11"
Bedroom 2	2.86m x 2.80m	9'5" x 9'2"
Bedroom 3	2.88m x 2.31m	9'5" x 7'7"

Elevation treatments may vary by plot.

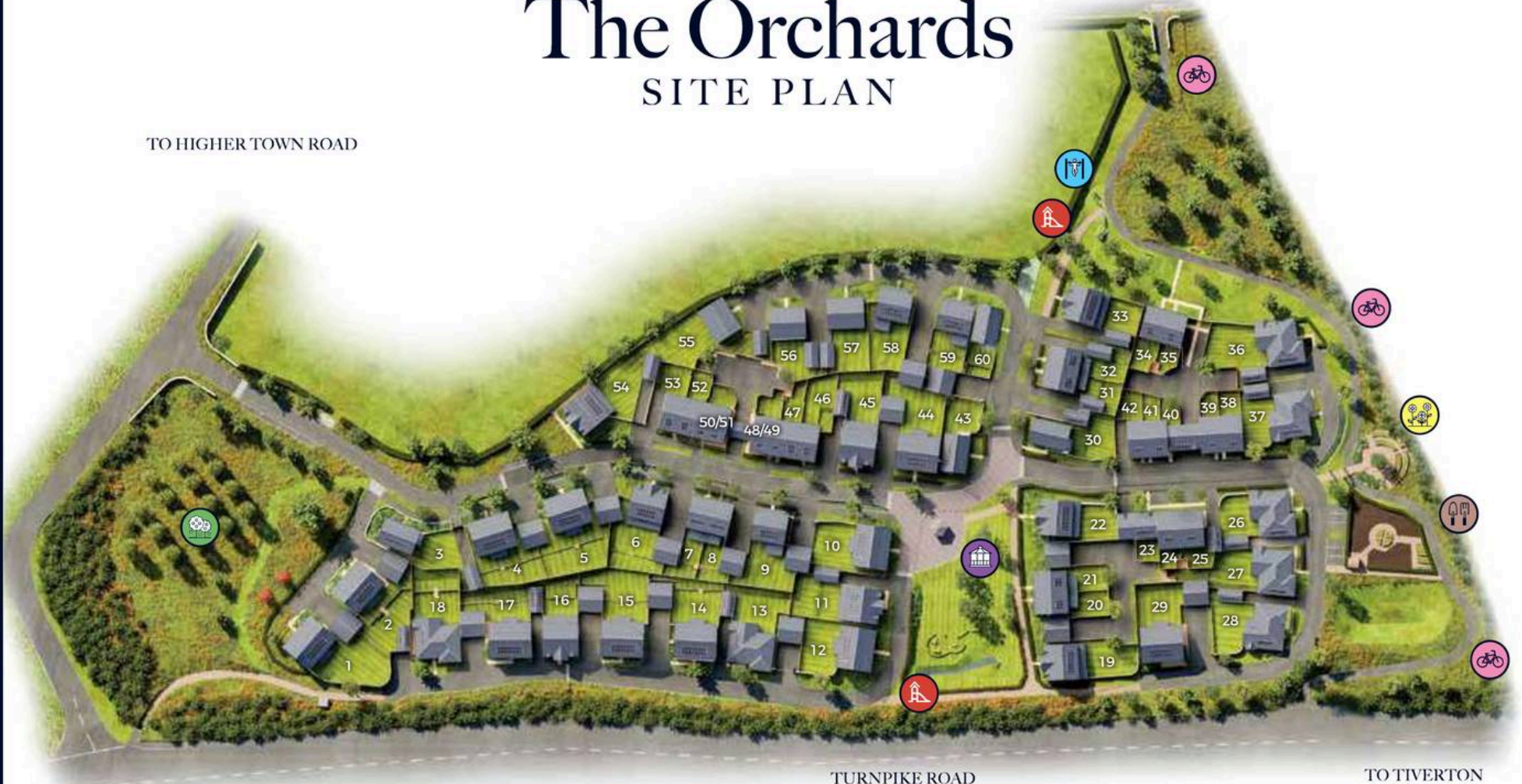


# The Orchards

## SITE PLAN

HIGHER TOWN ROAD

TO HIGHER TOWN ROAD



TO TIVERTON

TURNPIKE ROAD

TO TIVERTON PARKWAY / M5



CYCLE PATH



EXERCISE EQUIPMENT



ALLOTMENTS



PLAY AREA



COMMUNITY ORCHARD



COMMUNITY GARDEN



PAVILION / VILLAGE SQUARE



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