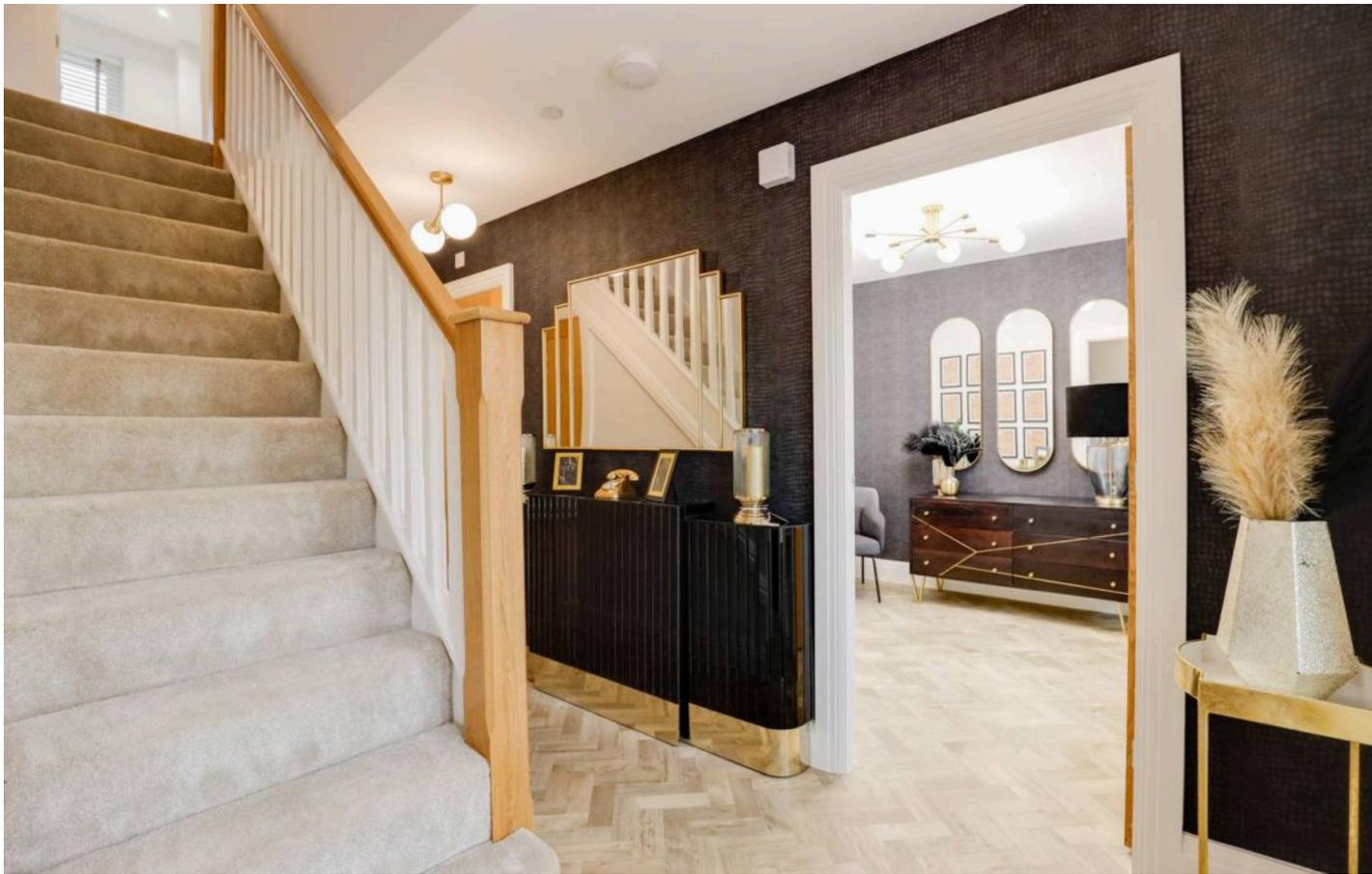




27 Fair Maid, Sampford Peverell

Tiverton

£524,995



27 Fair Maid

Sampford Peverell, Tiverton

Plot 59 - The Tintern - A 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 59 - The Tintern - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards
- EPC A rating for energy efficiency
- Solar Panels & EV charging point
- Large kitchen diner
- Ground floor study
- Feature bay windows
- Garage & driveway
- Popular village location of Sampford Peverell
- Catchment area for excellent Uffculme School





Kitchen/Diner

Spacious open plan kitchen/dining area with breakfast bar, high specification kitchen & appliances

Dining room

Located on the ground floor within the kitchen dining family area. The space is L shaped with double aspect lighting along with bi fold doors opening onto the patio.

Family area

Hallway

Light filled hallway leading to kitchen lounge and study.

Lounge

Located at the front of the home, with a feature bay.

Study

Spacious office, located at the front of the home with a feature bay

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

Bedroom located on the first floor

Bedroom 4

Bedroom located on the first floor

Bathroom

Contemporary white sanitary ware throughout • Premium ceramic wall tiling.

w/c





GARDEN

Private rear garden, with direct access through the bi folding door towards the rear of the kitchen/diner. You can access external through a side gate off the driveway.

GARAGE

Single Garage

Garage

DRIVEWAY

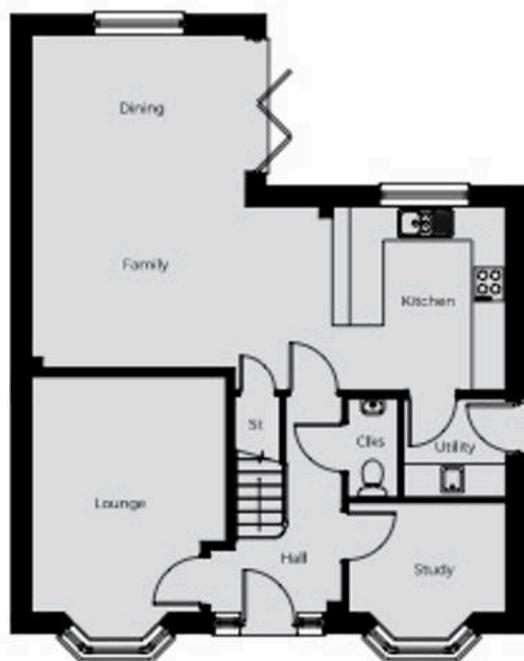
2 Parking Spaces

Driveway for 2 cars



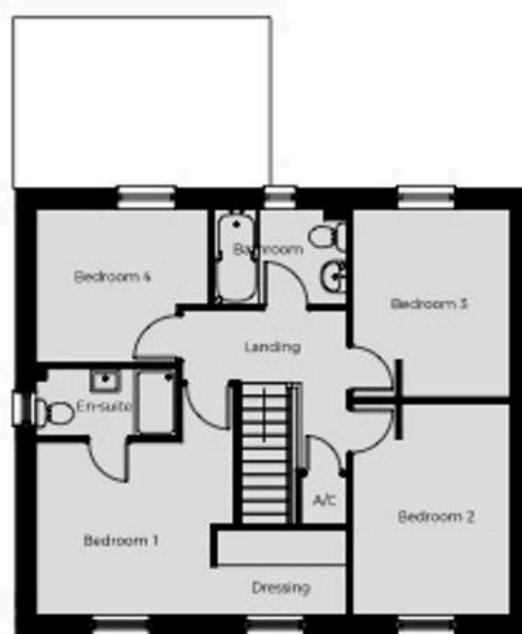
The Tintern

A FOUR BEDROOM DETACHED HOME WITH GARAGE



GROUND FLOOR

Kitchen	3.24m x 3.07m 10'8" x 10'1"
Family	5.33m x 3.24m 17'6" x 10'8"
Dining	3.79m x 3.02m 12'5" x 9'11"
Lounge	4.62m x 3.44m 15'2" x 11'4"
Study	2.80m x 2.40m 9'2" x 7'11"



FIRST FLOOR

Bedroom 1	3.50m x 3.06m 11'6" x 10'0"
Bedroom 2	3.74m x 2.80m 12'3" x 9'2"
Bedroom 3	3.32m x 2.80m 10'11" x 9'2"
Bedroom 4	3.05m x 2.73m 10'0" x 8'11"

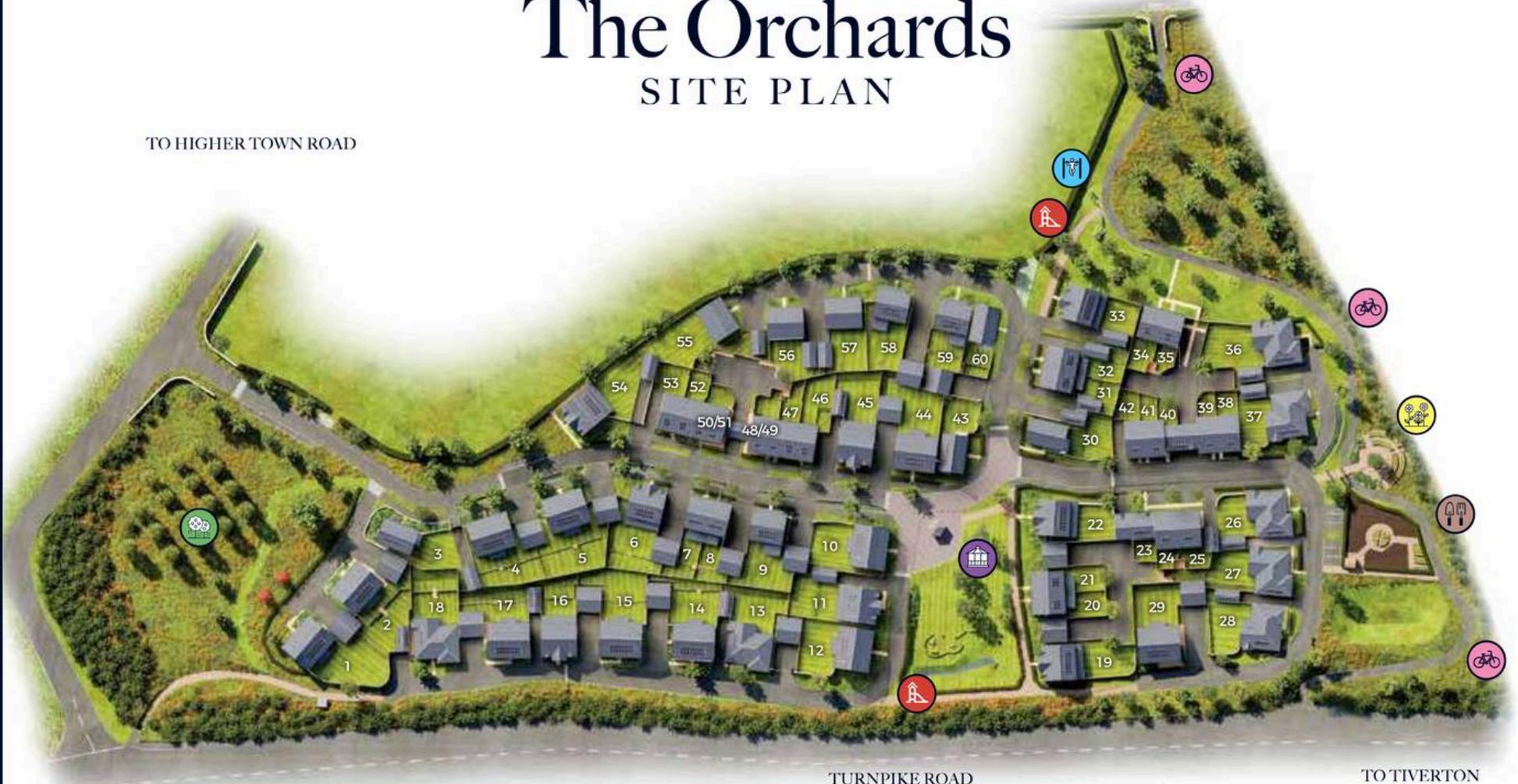


The Orchards

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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