



1 Phippen Mead, Sampford Peverell

Tiverton

£699,995



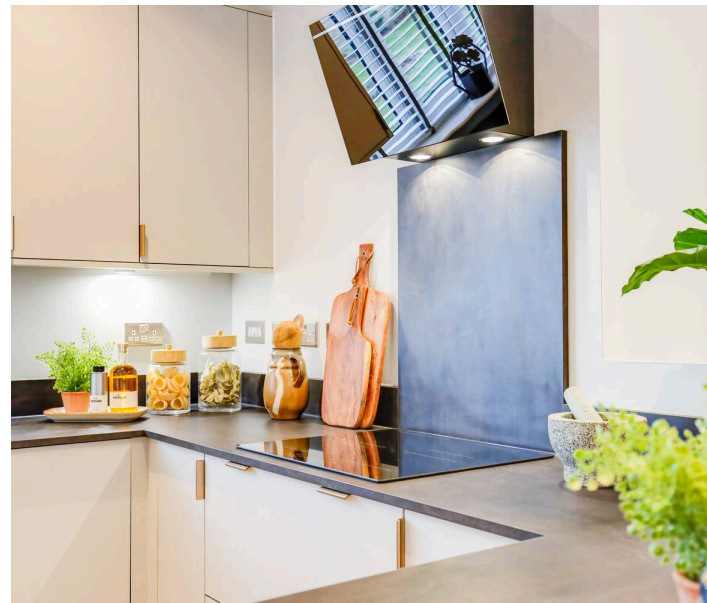
# 1 Phippen Mead

Sampford Peverell, Tiverton

Plot 10 - The Peverell - A Five-bed detached home at The Orchards with spacious living, solar panels, EV charger, west-facing garden, double garage, NHBC warranty, part exchange available  
Council Tax band: TBD

Tenure: Freehold

- Plot 10 - The Peverell - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards
- NHBC warranty
- Solar Panels and EV charging point
- Large kitchen/diner family area with direct access to a utility
- Bedroom 1 & 2 with luxury en-suites
- Double garage with space for four cars on the driveway
- West facing rear garden
- Front of the property overlooks the pavilion and village square
- Great Transport links via Tiverton parkway and excellent school catchment both primary and secondary schools in the location. (Uffculme school catchment area) Ofsted outstanding.





### **Kitchen/Utility**

Spacious kitchen located on the ground floor towards the rear of the property. Stylish design with ample storage, built in dishwasher and double oven with direct access to the utility

### **Dining**

Located towards the rear the of the property, the space has bi fold doors opening up onto the patio which allow natural light to flow through the room.

### **Family**

Located within the kitchen dining area, a perfect hosting area with excellent natural light

### **Lounge**

Located on the ground floor towards the front of the property accessed via the hallway

### **Study**

Located on the ground floor towards the front of the property, perfect if you work from home or wish to create a ground floor play area.

### **w/c**

Located on the ground floor & accessed off the hallway.

### **Landing**

Spacious area with direct access to all bedrooms and the bathroom

### **Principal bedroom**

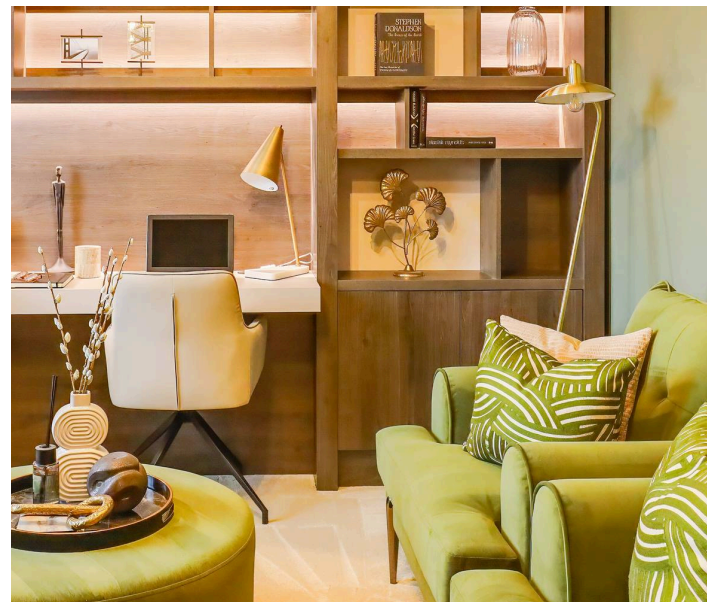
Spacious double bedroom located on the first floor, the room comes with an adjacent dressing room & En Suite.

### **Dressing room**

Located on the first floor with direct access from the principal bedroom

### **En-suite 1**

Grand en suite, located on the first floor with direct access to the principal bedroom.





# The Orchards

PART EXCHANGE  
WEEKEND

9/10 May

*Save the date!*

## REAR GARDEN

Accessed through bifold doors

## GARAGE

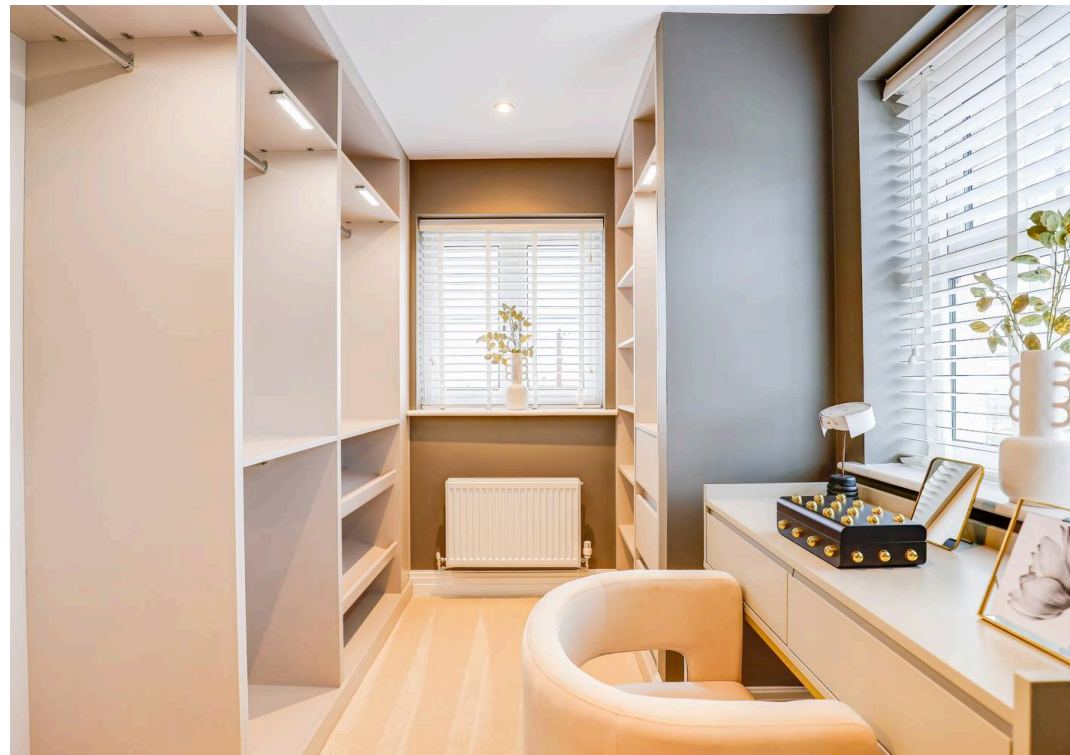
Double Garage

Detached double garage

## DRIVEWAY

4 Parking Spaces

Driveway for four cars in front of garage





## THE PEVERELL

A FIVE BEDROOM DETACHED HOME



### GROUND FLOOR

Kitchen	3.48m x 3.46m	12' x 11'
Dining	3.29m x 3.59m	11' x 12'
Family	5.48m x 5.40m	18' x 18'
Lounge	4.90m x 4.22m	16' x 14'
Wc	3.82m x 3.02m	12' x 10'

### FIRST FLOOR

Bedroom 1	4.28m x 3.47m	14' x 11'
Dressing	2.24m x 2.25m	7'4" x 7'5"
Bedroom 2	3.73m x 2.78m	12'2" x 9'1"
Bedroom 3	3.40m x 2.86m	11'3" x 9'5"
Bedroom 4	3.59m x 2.33m	11'9" x 7'8"
Bedroom 5	2.75m x 2.76m	9'1" x 9'1"

Dimensional statements may vary by 664 (5/8) 1/4" & 1/2" will have some variations as indicated by 1"



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