



**34, Fair Maid, Sampford Peverell**

Tiverton

**£614,995**



## 34, Fair Maid

Sampford Peverell, Tiverton

Plot 33 - The Monmouth A 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.

Council Tax band: TBD

Tenure: Freehold

- Plot 33 - The Monmouth corner - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards.
- PV solar panels & charging point
- EPC A rating for efficiency
- Corner plot at the end of a cul - de - sac
- Large kitchen diner family area
- 3 downstairs living spaces including family area and study
- Principal bedroom has an en suite private & dressing room area
- Garage & private driveway
- Popular village location of Sampford Peverell



### **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, with external views of the Sampford Peverell village. Fire not included within standard specification.

### **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



The background image shows a bright, modern living room. A white sectional sofa is positioned against a light-colored wall. In front of it is a dark, round coffee table with a vase of dried flowers, a bowl of pretzels, and a book. A large, framed abstract painting with orange and red tones hangs on the wall. To the left, there are windows with white blinds and a small plant on a ledge.

# The Orchards

PART EXCHANGE  
WEEKEND

9/10 May

*Save the date!*

## **GARDEN**

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

## **GARAGE**

Single Garage

Single Garage

## **DRIVEWAY**

2 Parking Spaces

Driveway for 2 cars





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 \*





● SELF-BUILD HOUSING PLOTS: 55-57 ● AFFORDABLE RENT: 24, 39-41, 47-53 ● SHARED OWNERSHIP: 23, 25, 34, 35, 38, 42, 46

HIGHER TOWN ROAD

TO HIGHER TOWN ROAD

MAINTAINED GREEN OPEN SPACE



TURNPIKE ROAD

TO TIVERTON PARKWAY/M5

TO TIVERTON

- |   |  |   |   |
|---|--|---|---|
|  CYCLE PATH        |  EXERCISE EQUIPMENT |  ALLOTMENTS                |  PLAY AREA |
|  COMMUNITY ORCHARD |  COMMUNITY GARDEN   |  PAVILION / VILLAGE SQUARE |   |

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