



25 Fair Mead, Sampford Peverell

Tiverton

£509,995



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Sampford Peverell, Tiverton

Last Dartford at The Orchards. Four-bed detached home with en suite, modern kitchen diner, solar panels, EV charger, south-facing garden, off-road parking, and NHBC warranty. Corner plot.

Council Tax band: TBD

Tenure: Freehold

- Plot 60 - Dartford Housetype
- Brand new development by Edenstone Homes, The Orchards
- 10 Year NHBC warranty
- Solar Panels and EV charging point
- South Facing rear garden
- Last Dartford remaining
- Part Exchange/Assisted move available
- Kitchen diner with bi folding doors opening onto the rear garden
- Corner plot overlooking green fields.
- En Suite to principal bedroom





Kitchen

10' 8" x 9' 3" (3.25m x 2.81m)

Spacious modern kitchen with built in appliances and breakfast bar. Located on the ground floor towards the rear of the property with direct access to the utility room

Dining Room

14' 7" x 10' 0" (4.45m x 3.05m)

Located on the ground floor towards the front of the property with bi folding doors opening up into the rear garden.

Lounge

19' 3" x 11' 1" (5.86m x 3.37m)

Located on the ground floor the space is an excellent hosting room with a feature bay window to allow additional lighting.

Principal Bedroom

11' 5" x 11' 3" (3.47m x 3.43m)

Double bedroom located on the first floor towards the rear of the property, the space has direct access to an en suite.

En Suite

Direct access from the principal bedroom, the space has a double shower tray along with the option for built in under sink storage.

Bedroom 2

10' 10" x 9' 9" (3.31m x 2.96m)

Double bedroom located on the first floor towards the rear of the property.

Bedroom 3

11' 3" x 7' 6" (3.43m x 2.29m)

Double bedroom located on the first floor

Bedroom 4

9' 2" x 7' 6" (2.80m x 2.29m)

Double bedroom located on the first floor





REAR GARDEN

Located through the bi-folding doors. As the property is a new build plot the rear garden is made up if a patio and soil.

GARAGE

Single Garage

Located at the end of a driveway

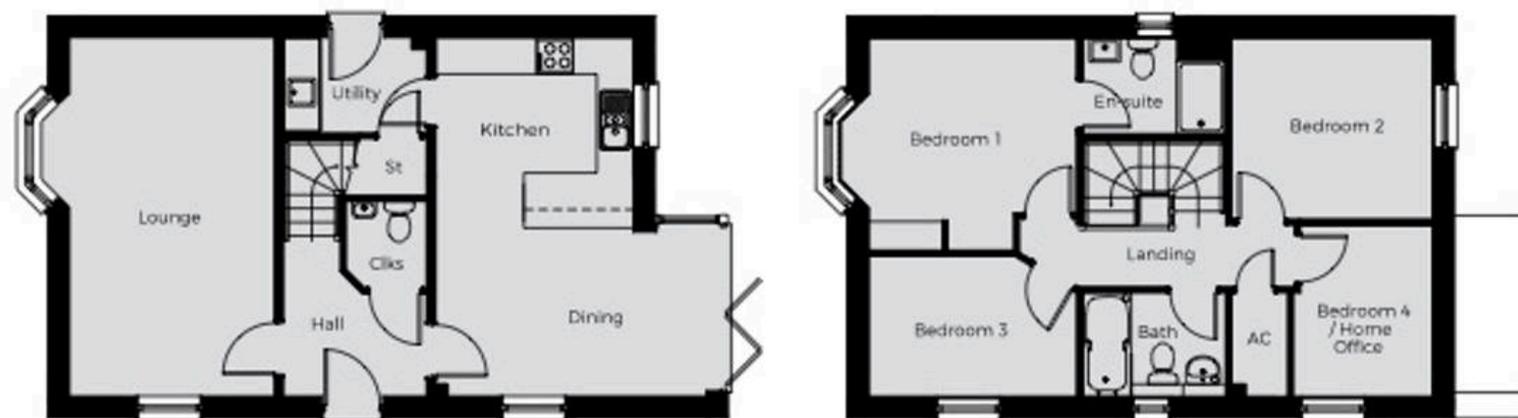
DRIVEWAY

2 Parking Spaces



The Dartford

A THREE / FOUR BEDROOM DETACHED HOME WITH GARAGE



GROUND FLOOR

Kitchen	3.25m x 2.81m 10'8" x 9'3"
Dining	4.45m x 3.05m 14'7" x 10'0"
Lounge	5.86m x 3.83m 19'3" x 12'7"

FIRST FLOOR

Bedroom 1	3.47m x 3.42m 11'5" x 11'3"
Bedroom 2	3.31m x 2.96m 10'10" x 9'9"
Bedroom 3	3.41m x 2.29m 11'2" x 7'6"
Bedroom 4/ Home Office	2.80m x 2.29m 9'2" x 7'6"





● 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



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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