



8 Phippen Mead, Sampford Peverell

Tiverton

£699,995



8 Phippen Mead

Sampford Peverell, Tiverton

4-bed detached house in Sampford Peverell. Modern luxury with Eco features, NHBC warranty. Expansive kitchen/diner, study, 4 double bedrooms (2 en-suites), walk-in dressing room. Chain free.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Plot 17 - Kingsholm housetype
- Brand new development by Edenstone Homes, The Orchards
- 10 Year NHBC warranty
- Solar Panels and EV charging point
- Double garage with space for four cars on the driveway
- Chain free or part exchange available
- Large kitchen/diner family area with direct access to a utility
- Flooring throughout, landscaped garden to rear, blind and light fitting package
- Excellent rural views from the top bedrooms over the front of the property
- En suites to bedrooms 1 & 2



Kitchen/Utility

11' 8" x 10' 2" (3.55m x 3.10m)

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

Dining

11' 5" x 11' 0" (3.48m x 3.36m)

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

Family

11' 5" x 11' 2" (3.48m x 3.40m)

Lounge

16' 2" x 13' 10" (4.93m x 4.22m)

Located on the ground floor towards the front of the property, the space is carpeted.

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, the space has a toilet and sink with a tiling splash back around the sink.

Landing

Spacious area with direct access to all bedrooms and the bathroom

Principal bedroom

14' 10" x 14' 1" (4.51m x 4.28m)

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





REAR GARDEN

Two tiered rear garden with patio & turf on the top tier, steps down to a turfed second tier.

GARAGE

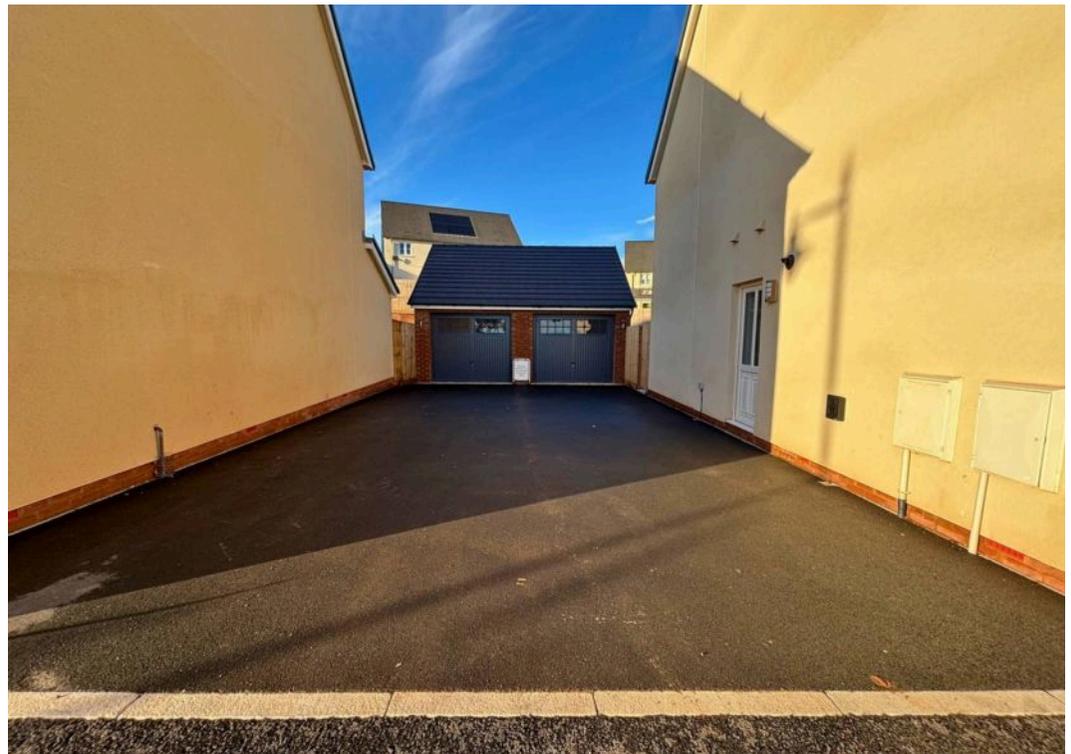
Double Garage

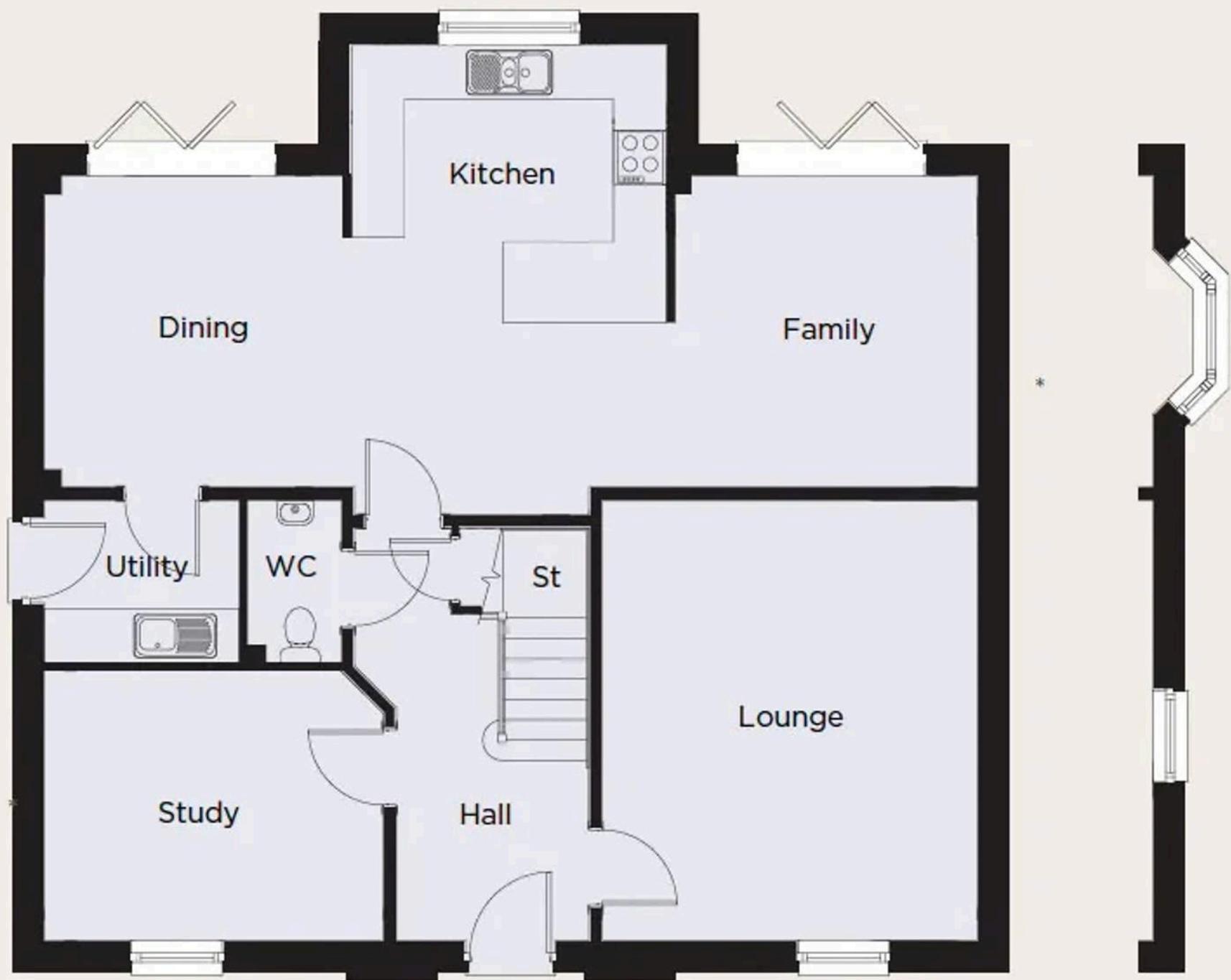
Detached double garage & driveway for 4 cars

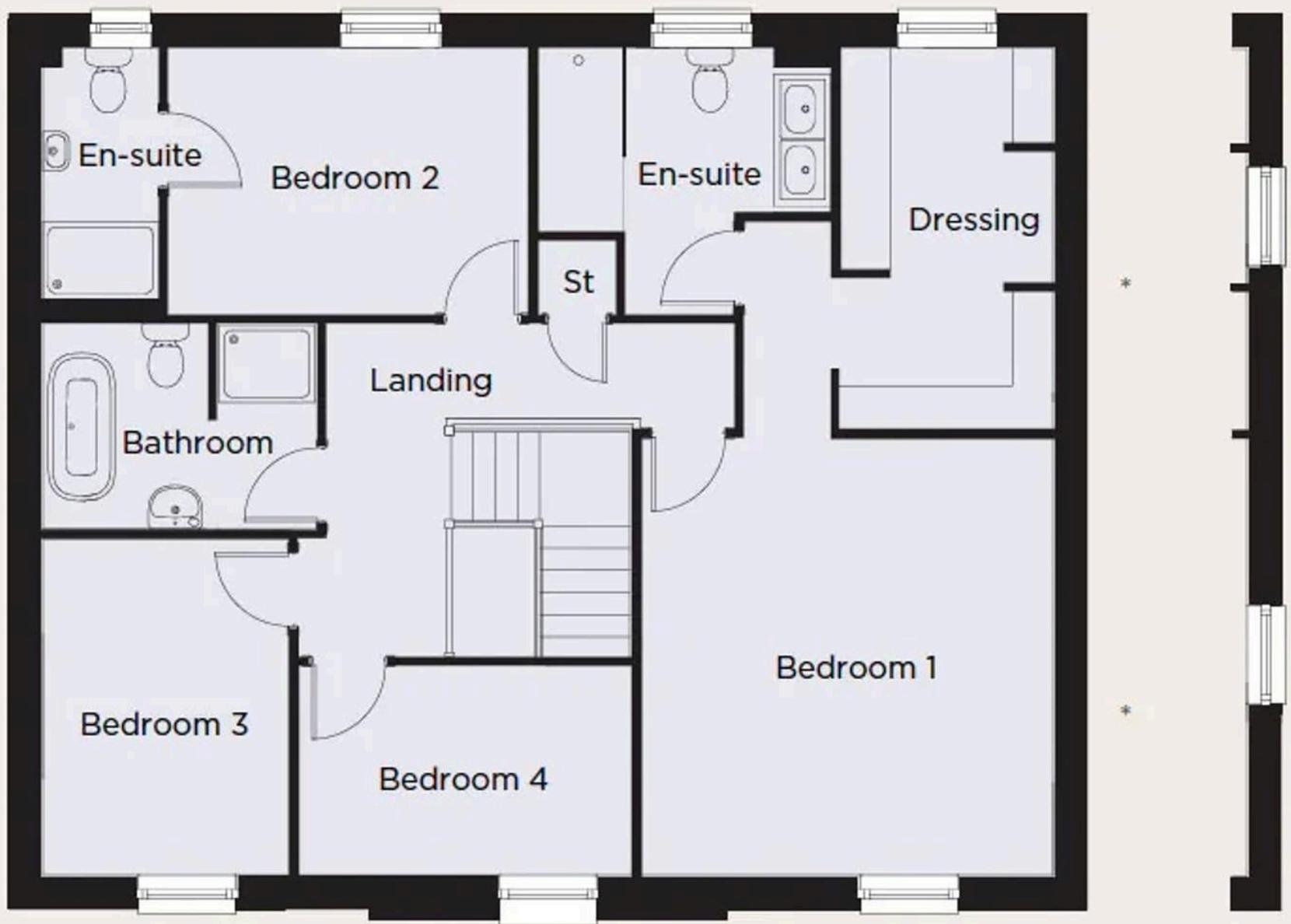
DRIVEWAY

4 Parking Spaces

Driveway for two cars in front of garage







Housen Estates is proud to partner with **Custom Insurance & Mortgage Solutions** to offer expert mortgage and insurance advice tailored to your property journey. Whether you're buying your first home, moving up the ladder, or expanding your portfolio, our trusted partners provide personalised support, access to a wide panel of lenders, and guidance every step of the way. Together, we make securing your dream home simple, smart, and stress-free.

Scan the QR code or visit www.custominsurancemortgagesolutions.co.uk and click on 'Start Your Journey' at the top of any page.