



14, Bardsey Orchard, Sampford Peverell

Tiverton

£699,995



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Sampford Peverell, Tiverton

Plot 29 - 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 29 - 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
- 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 folding 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'
Louge	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 2.53m	11'9" x 8'3"
Bedroom 5	2.75m x 2.76m	9'1" x 9'1"

Dimensional statements may vary by 664 (16in) 3/4" and have some variations as indicated by "



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