



30 Fair Mead, Sampford Peverell

Tiverton

£389,995



30 Fair Mead

Sampford Peverell, Tiverton

3-bed Semi-Detached House by top developer. High-end finishes, open-plan kitchen/diner, lovely village location with excellent transport links & top schools nearby. Book a viewing now! Council Tax band: D

Tenure: Freehold

- Plot 31 - Chepstow Housetype
- Brand new development by Edenstone Homes, The Orchards
- 10 year NHBC warranty
- High specification including internal oak doors
- Stylish features throughout
- Open planned kitchen/diner with a velux window
- Excellent transport links
- Popular village location
- Outstanding local schools
- Excellent location for commuting





Kitchen/diner

17' 1" x 11' 9" (5.20m x 3.58m)

Located on the ground floor towards the rear of the property, the space has storage, a double oven, breakfast bar area. Downlighting comes as standard. Photos are of a show home.

Family area

12' 4" x 9' 3" (3.75m x 2.81m)

Located on the ground floor towards the rear of the property. The space has bi folding doors that open up onto the rear garden. The velux skylight allows light to flow into the space.

Lounge

15' 4" x 10' 0" (4.67m x 3.06m)

Spacious lounge located on the ground floor towards the front of the property. The space has a bay window at the front of the room. Photos are of a show home.

Hallway

Wc

Located on the ground floor, accessed off the hallway. The space has a toilet & sink.

Principal Bedroom

12' 6" x 9' 11" (3.82m x 3.02m)

Located on the first floor, the space is a double room with direct access to the en suite. Photos are of a show home.

En Suite

Located on the first floor the space has a double shower tray en suite, along with toilet/sink and heated towel rail. Photo indicative of a show home.

Bedroom 2

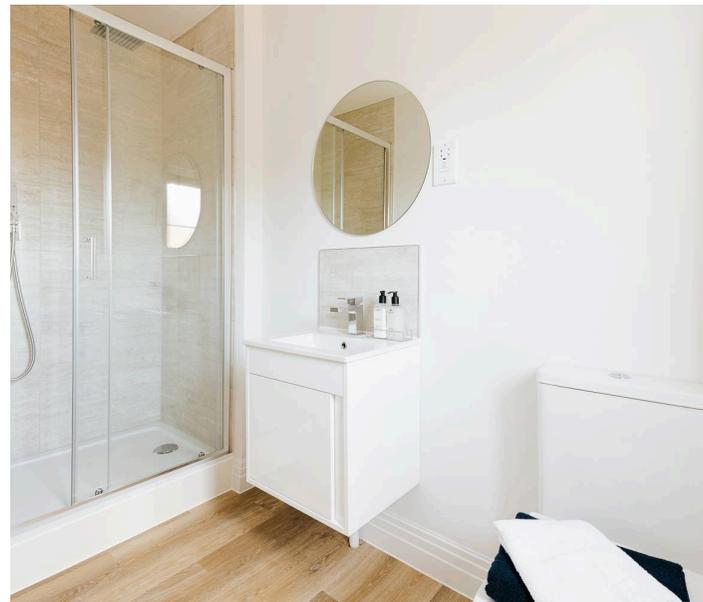
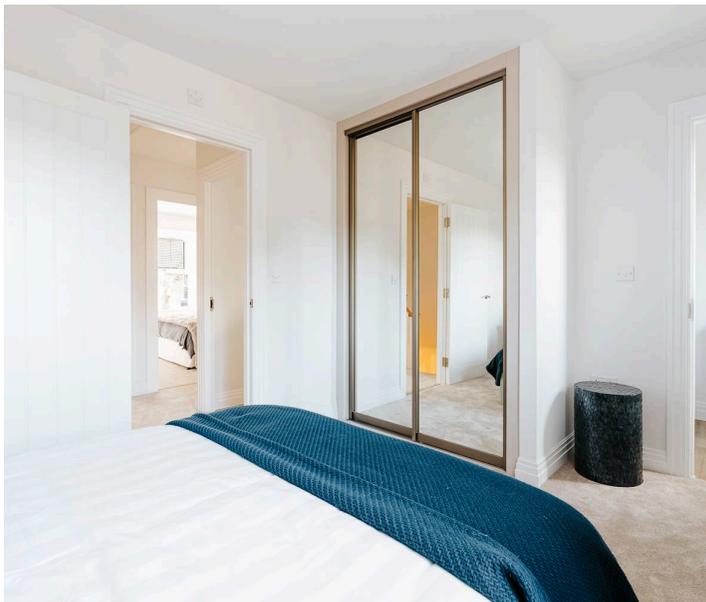
9' 5" x 6' 7" (2.86m x 2.01m)

Located on the first floor towards the front of the property, the room is a double.

Bedroom 3

7' 7" x 6' 7" (2.31m x 2.01m)

Located on the first floor towards the front of the





REAR GARDEN

Patio and top soil included.

DRIVEWAY

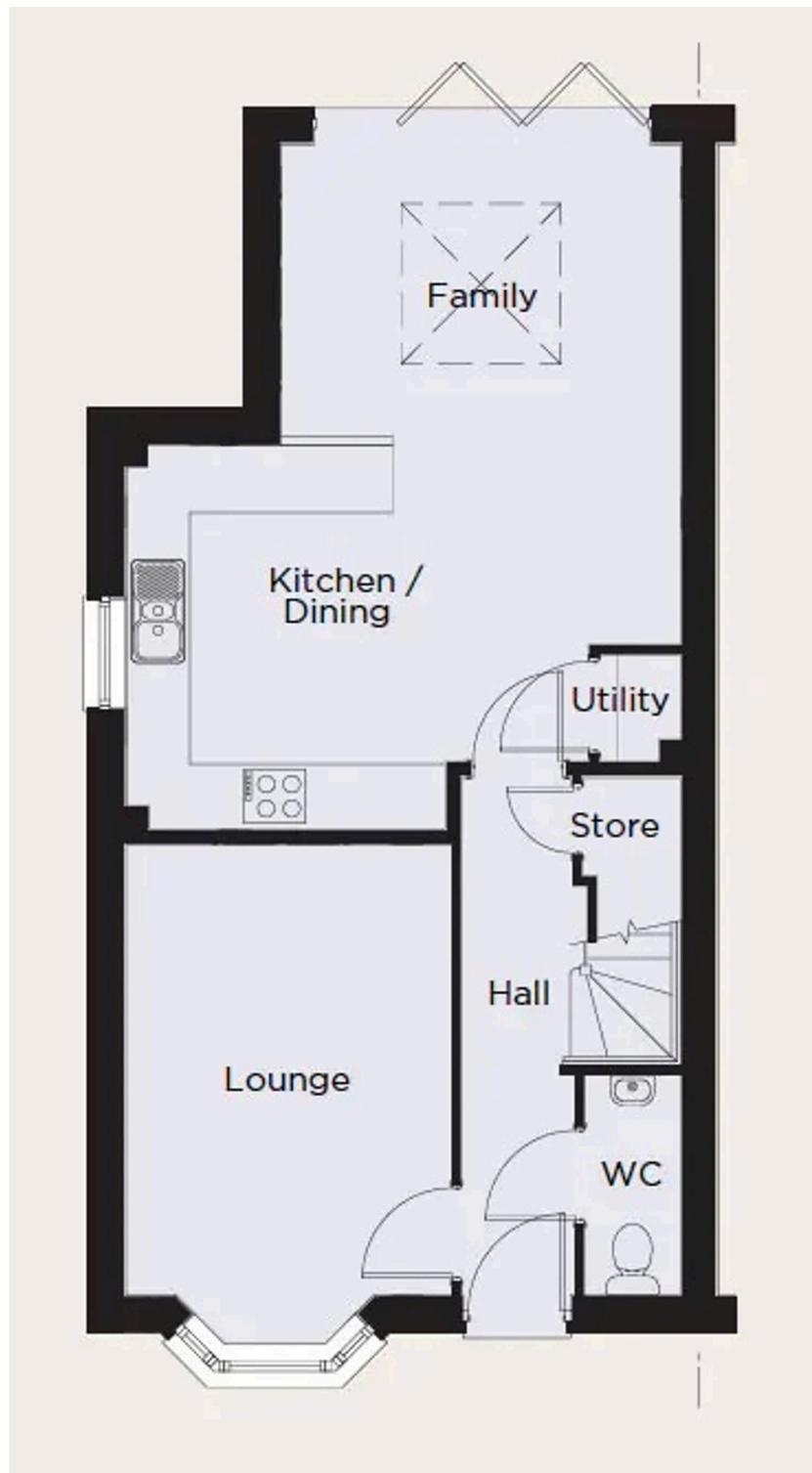
2 Parking Spaces

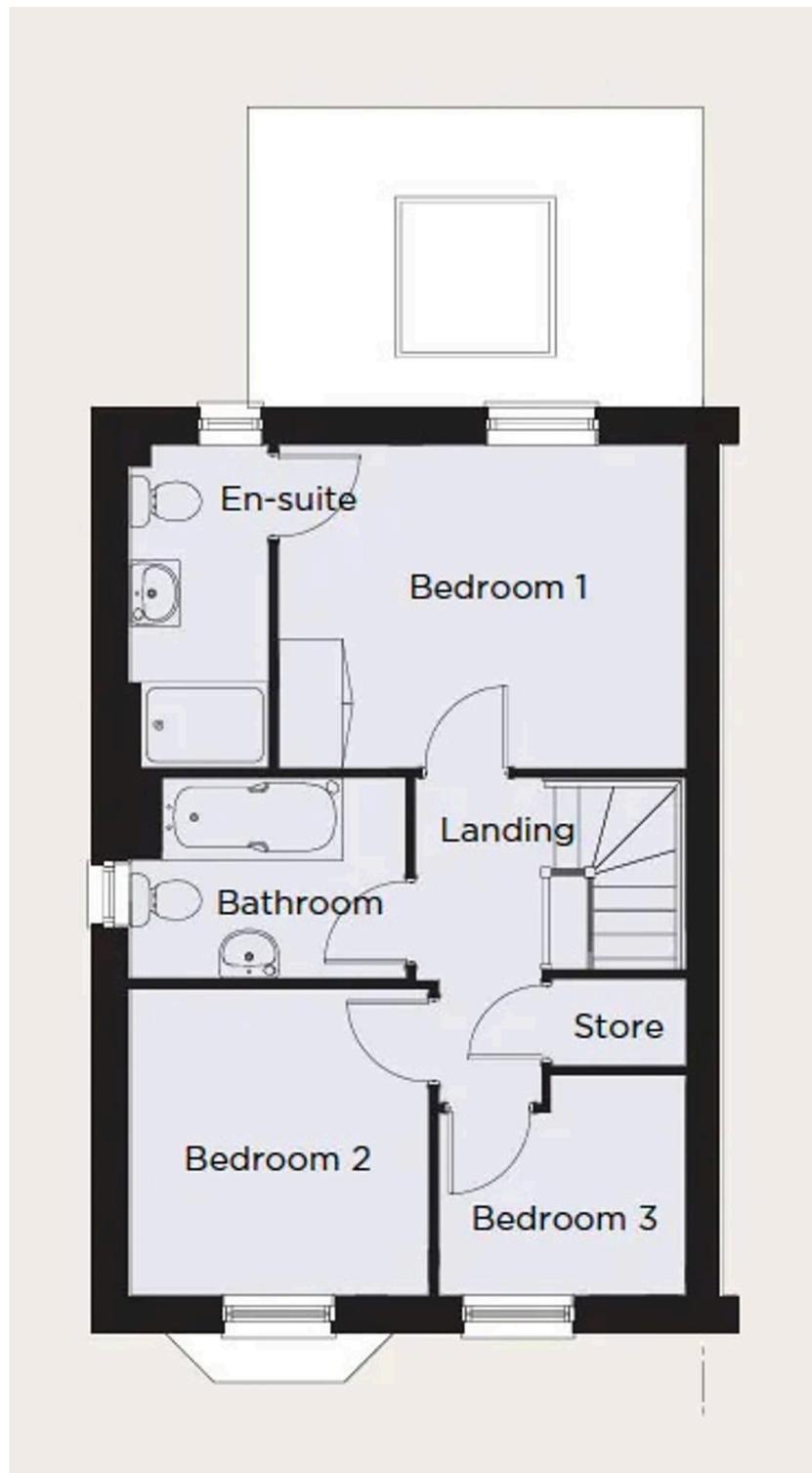
GARAGE

Single Garage

Single garage.









● 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

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

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