



19 Fair Maid, Sampford Peverell

Tiverton

£599,995



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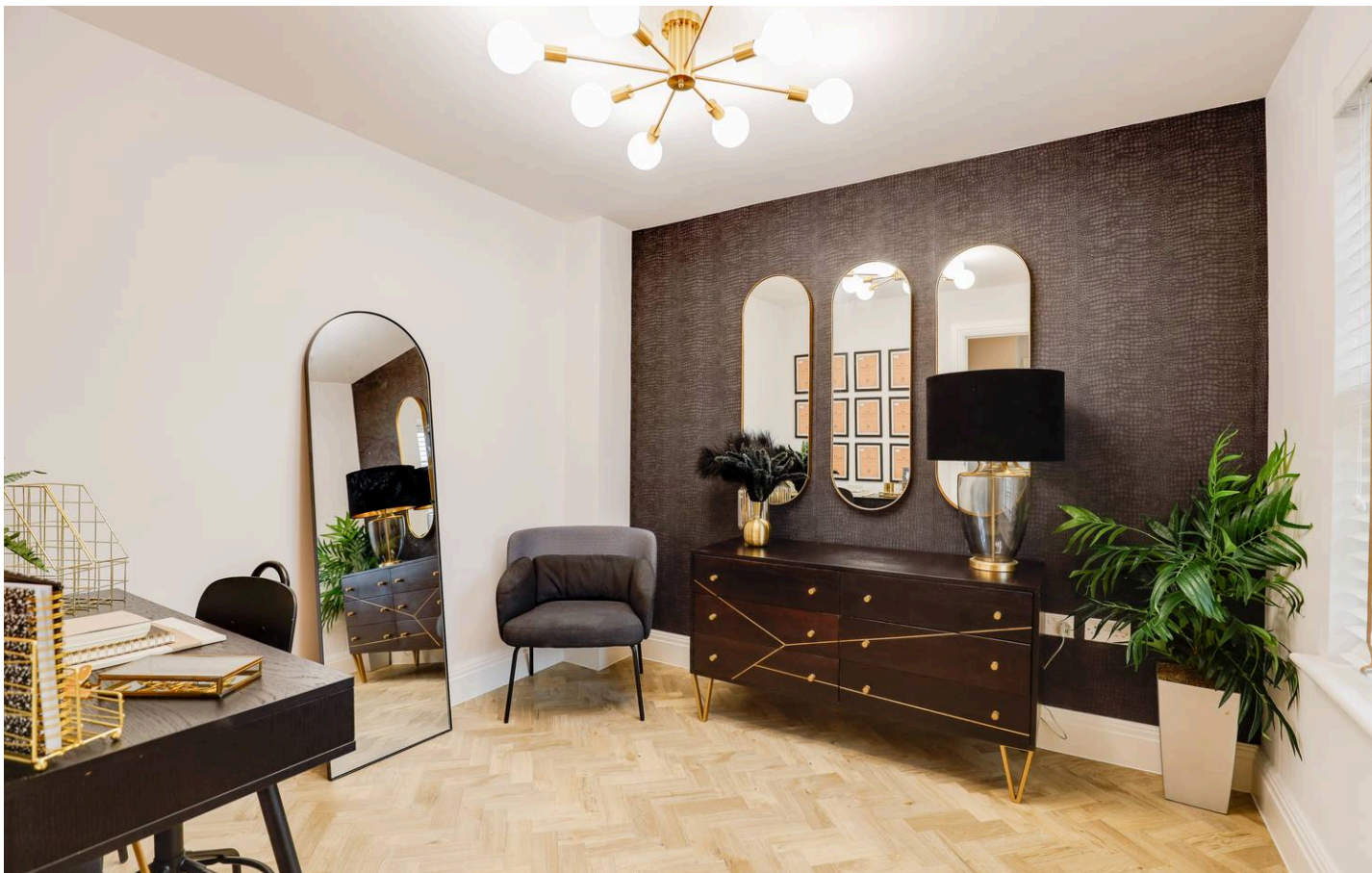
Sampford Peverell, Tiverton

Plot 45 - The Monmouth - A Four-bed detached home in Sampford Peverell. Features spacious kitchen, study, en suite, dressing room, EPC A, solar panels, garage and part exchange options. Council Tax band: TBD

Tenure: Freehold

- Plot 45 - The Monmouth Corner - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards
- EPC A rating and solar panels on garage
- Easy access to green space
- Upgrade kitchen with built in wine fridge
- 4 double bedrooms with upgraded flooring included.
- Ground floor study
- Principal bedroom has an en suite & private dressing room area
- Popular village location of Sampford Peverell
- Part Exchange/Assisted move available





Kitchen/Diner

Spacious space with premium range kitchen design, stainless steel oven and induction hob. Integrated Fridge Freezer & dishwasher. Bi - Fold doors open up onto the rear garden.

Hallway

Grand space as you enter the home, excellent natural light

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

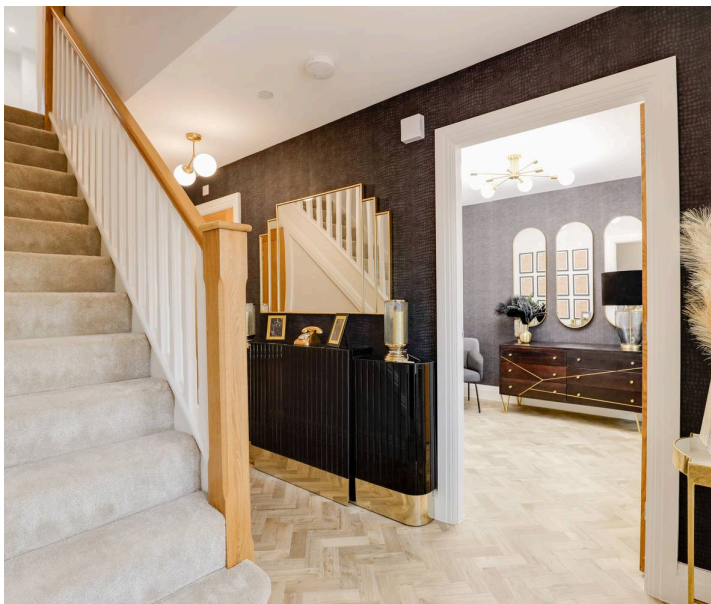
Bedroom

Bathroom

Contemporary white sanitary ware throughout • Premium ceramic wall tiling • Stunning free standing bath

w/c

Located on the ground floor





The Orchards

PART EXCHANGE
WEEKEND

9/10 May

Save the date!

GARDEN

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

GARAGE

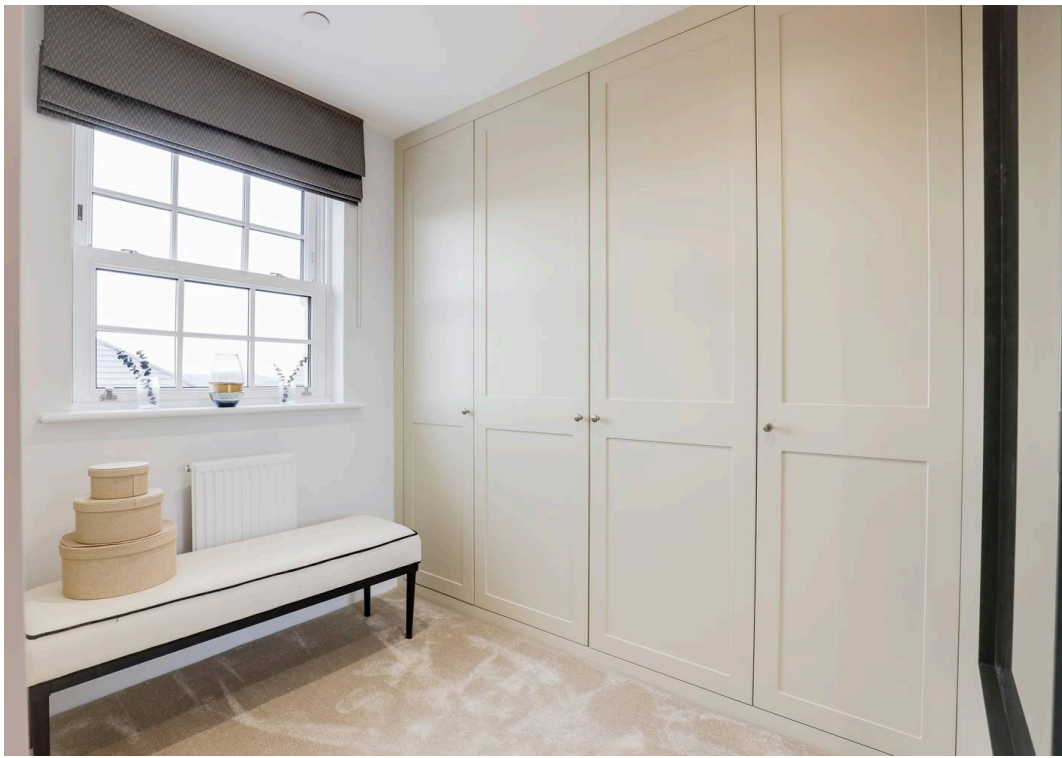
Single Garage

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 *

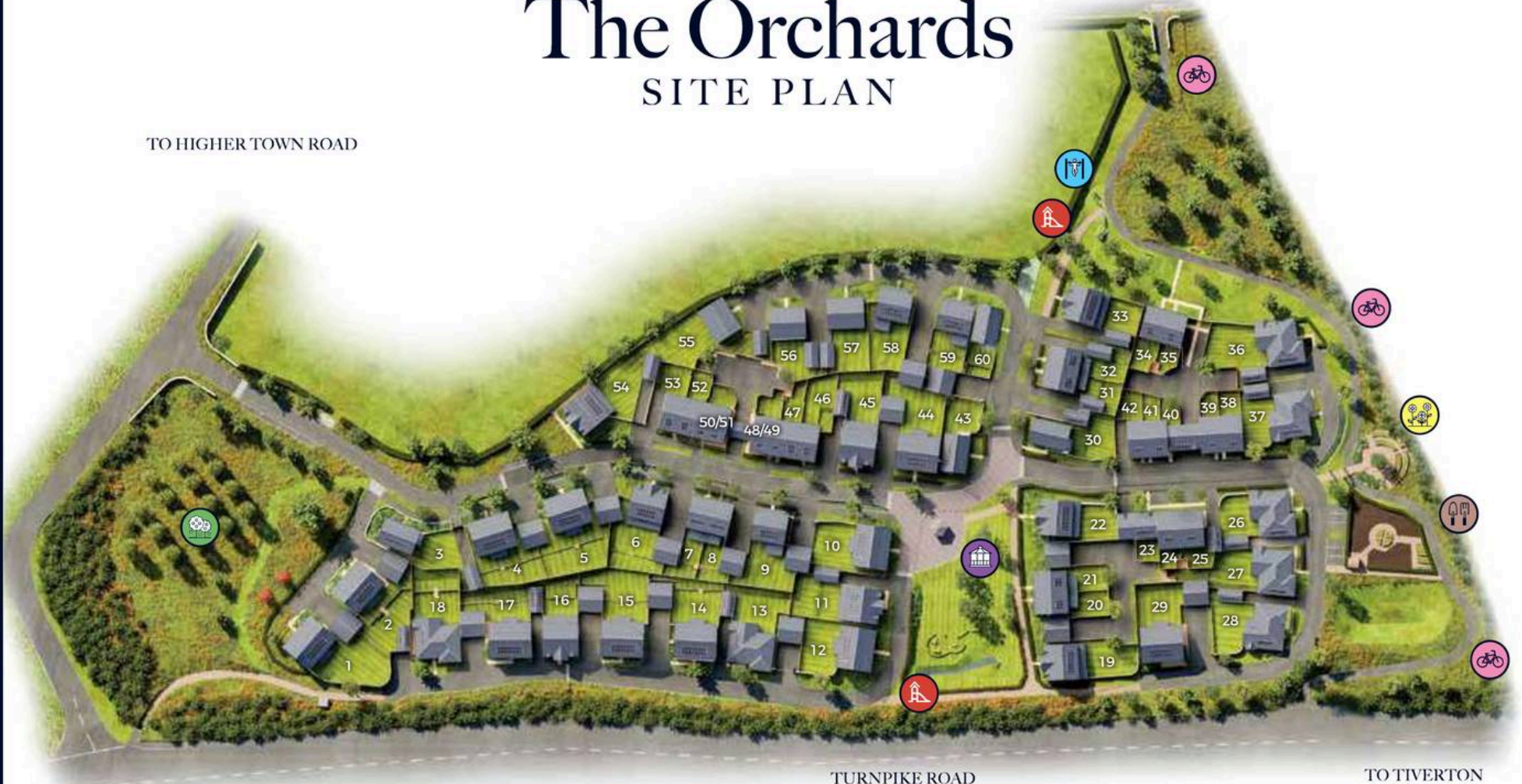


The Orchards

SITE PLAN

HIGHER TOWN ROAD

TO HIGHER TOWN ROAD



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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