



34, Fair Mead, Sampford Peverell

Tiverton

£614,995



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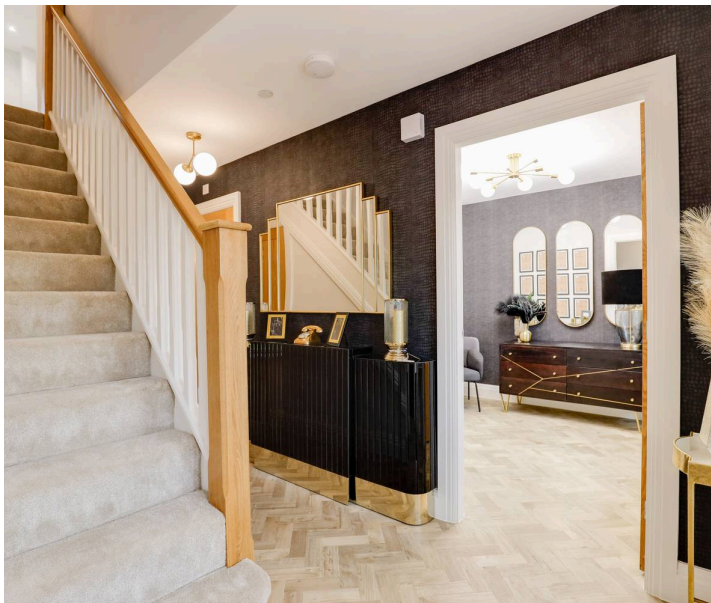
Sampford Peverell, Tiverton

Brand new 4-bed detached house in Sampford Peverell village. 3 living spaces, large kitchen diner, home office, en suite principal bedroom, detached garage & driveway, located near M5 & train station.

Council Tax band: TBD

Tenure: Freehold

- Plot 33 - Monmouth corner housetype
- Brand new development by the award winning Edenstone Homes, The Orchards.
- 3 downstairs living spaces including family area and study
- Large kitchen diner family area
- Additional bay window to the family area.
- Corner plot at the end of a cul - de - sac
- Principal bedroom has en suite private dressing room area
- Garage & private driveway
- Popular village location of Sampford Peverell
- Additional bay window to family area & extra window to lounge.





Kitchen/Diner

32' 1" x 26' 4" (9.77m x 8.03m)

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

16' 10" x 12' 0" (5.14m x 3.65m)

Located at the front of the home, with external views of the Sampford Peverell village.

Study

9' 8" x 9' 1" (2.95m x 2.76m)

Spacious office, located at the front of the home.

Principal Bedroom

12' 4" x 10' 10" (3.76m x 3.29m)

Good sized double room with an en suite attached. Designated dressing area provides excellent storage.

En Suite

Contemporary white sanitary ware & vanity unit included. • Premium ceramic wall tiling • Chrome lever action taps

Bedroom 2

14' 3" x 8' 9" (4.34m x 2.67m)

Spacious double bedroom

Bedroom 3

14' 1" x 8' 9" (4.29m x 2.67m)

Double room

Bedroom 4

Double room.

Bathroom

Contemporary white sanitary ware throughout • Premium ceramic wall tiling • Chrome lever action taps • Stunning free standing bath round mirror





GARDEN

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

GARAGE

Single Garage

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 *





● 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 PARKWAY/M5

TO TIVERTON

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

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