



34, Fair Maid, Sampford Peverell

Tiverton

£614,995



34, Fair Maid

Sampford Peverell, Tiverton

Plot 33 - The Monmouth A Brand new 4-bed detached house. 3 living spaces, large kitchen diner, home office, en suite, detached garage & driveway. 12 MONTHS' MORTGAGE PAID - T&Cs APPLY

Council Tax band: TBD

Tenure: Freehold

- Plot 33 - The Monmouth corner - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards.
- PV solar panels & charging point
- EPC A rating for efficiency
- Corner plot at the end of a cul - de - sac
- Large kitchen diner family area
- 3 downstairs living spaces including family area and study
- Principal bedroom has an en suite private & dressing room area
- Garage & private driveway
- Popular village location of Sampford Peverell





Kitchen/Diner

Open plan living space with premium high specification kitchen including stainless steel double oven and induction hob. Integrated Fridge Freezer & dishwasher.

Hallway

Spacious entrance hall leading to the lounge, study and kitchen area

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

Double room

Bathroom

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

w/c

Located on the ground floor





GARDEN

Private rear garden, with direct access through the bi fold doors 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





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 15'8"
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"

Elevational 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

TURNPIKE ROAD

TO TIVERTON
PARKWAY / M5



CYCLE PATH



COMMUNITY ORCHARD



EXERCISE EQUIPMENT



COMMUNITY GARDEN



ALLOTMENTS



PAVILION / VILLAGE SQUARE



PLAY AREA

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