



6, Phippen Maid, Sampford Peverell

Tiverton

£699,995



## 6, Phippen Maid

Sampford Peverell, Tiverton

Plot 15 - The Kingsholm - Four-bed detached home, ready to move in. With eco features, two en suites, spacious kitchen, double garage, landscaped garden, ample parking and double garage.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Plot 15 - The Kingsholm - The Orchards Development
- Brand new award winning development by Edenstone Homes, The Orchards
- NHBC warranty
- Solar Panels and EV charging point
- Incentives included - Flooring throughout, blinds & lightfitting package.
- Large kitchen/diner family area with four double bedrooms
- Ready to move into with a rear garden package included
- Accessed via a private road
- Catchment area for excellent Uffculme School
- Available for part exchange & assisted move



### **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.

### **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.

### **Lounge**

Located on the ground floor towards the front of the property, the space is carpeted.

### **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 space has a large walk in shower with two sinks splash backs & mirrors.

### **Bedroom 2**

Double bedroom located on the first floor with direct access to an en suite.





#### **REAR GARDEN**

Two tiered rear garden with patio & turf on the top tier, steps down to a turfed second tier.

#### **GARAGE**

Double Garage

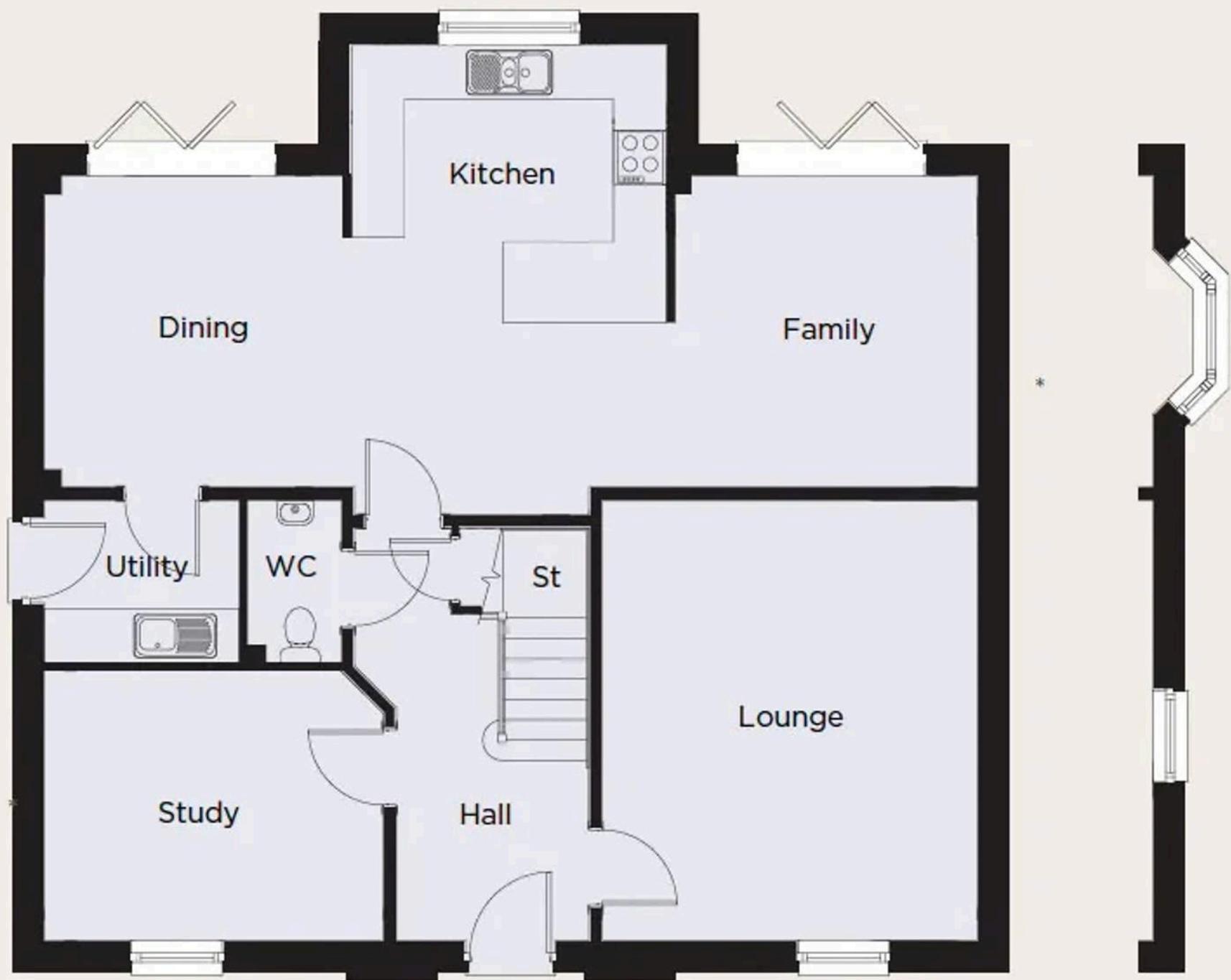
Detached double garage & driveway for 4 cars

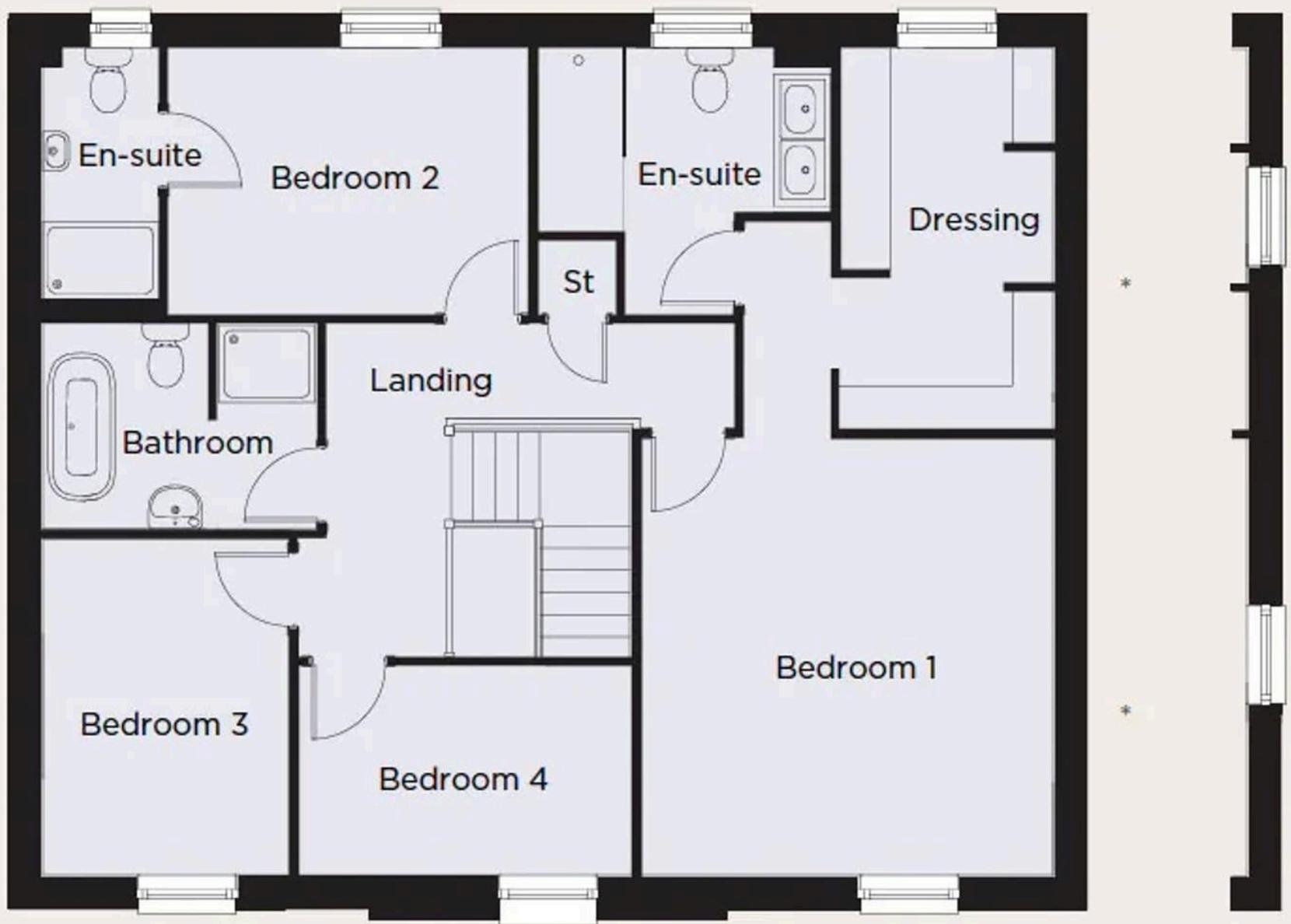
#### **DRIVEWAY**

4 Parking Spaces

Driveway for two cars in front of garage







# 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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