



27 Fair Mead, Sampford Peverell

Tiverton

£524,995



27 Fair Mead

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 59 - Tintern Housetype
- Brand new development by Edenstone Homes, The Orchards
- EPC a rating and solar panels
- Large kitchen diner
- Ground floor study
- 4 double bedrooms
- Feature bay windows
- Garage & driveway
- Popular village location of Sampford Peverell
- Catchment area for excellent secondary school





Kitchen/Diner

10' 8" x 10' 1" (3.24m x 3.07m)

Spacious space with premium range kitchen design, stainless steel oven and induction hob. Integrated Fridge Freezer & dishwasher.

Dining room

12' 5" x 9' 11" (3.79m x 3.02m)

Located on the ground floor within the kitchen dining family area. The space is L shaped with double aspect lighting along with bi folding doors opening onto the patio

Family area

17' 6" x 9' 4" (5.33m x 2.85m)

Hallway

Grand space as you enter the home, excellent natural light

Lounge

15' 2" x 11' 3" (4.62m x 3.44m)

Located at the front of the home, with a feature bay.

Study

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

Spacious office, located at the front of the home with a feature bay

Principal Bedroom

11' 6" x 10' 0" (3.50m x 3.06m)

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

12' 3" x 9' 4" (3.74m x 2.85m)

Spacious double bedroom

Bedroom 3

10' 11" x 9' 4" (3.32m x 2.85m)





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

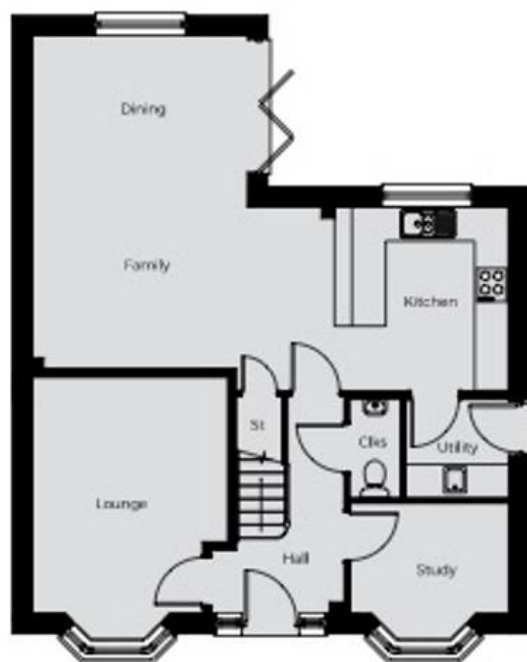
2 Parking Spaces

Driveway for 2 cars



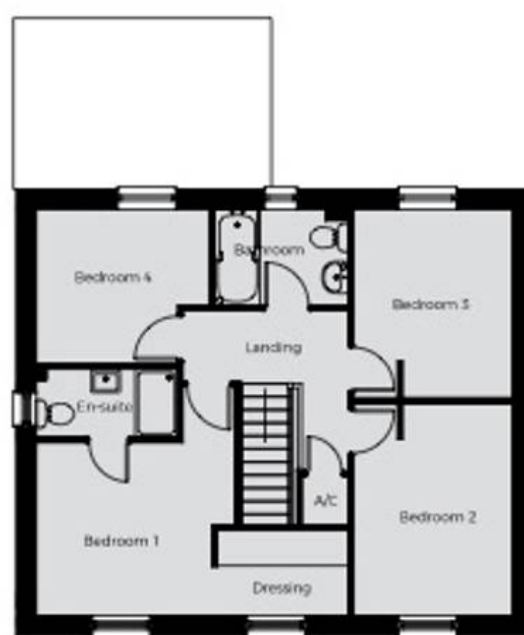
The Tintern

A FOUR BEDROOM DETACHED HOME WITH GARAGE



GROUND FLOOR

Kitchen	3.24m x 3.07m 10'8" x 10'1"
Family	5.33m x 3.24m 17'6" x 10'8"
Dining	3.79m x 3.02m 12'5" x 9'11"
Lounge	4.62m x 3.44m 15'2" x 11'4"
Study	2.80m x 2.40m 9'2" x 7'11"



FIRST FLOOR

Bedroom 1	3.50m x 3.06m 11'6" x 10'0"
Bedroom 2	3.74m x 2.80m 12'3" x 9'2"
Bedroom 3	3.32m x 2.80m 10'11" x 9'2"
Bedroom 4	3.05m x 2.73m 10'0" x 8'11"





● 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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