



19 Fair Mead, Sampford Peverell

Tiverton

£599,995



## 19 Fair Mead

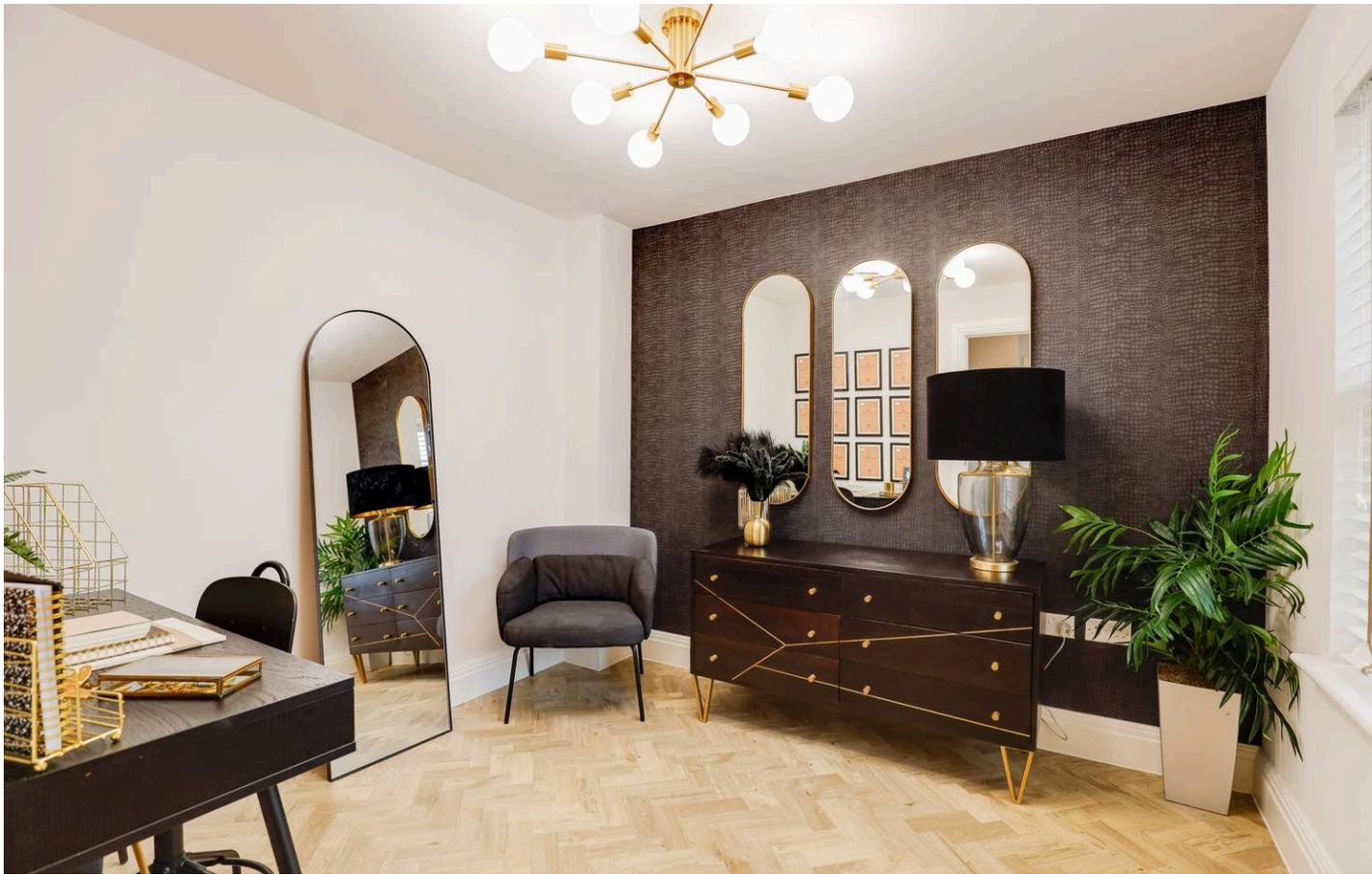
Sampford Peverell, Tiverton

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

Tenure: Freehold

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





### **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 • Round mirror.

### **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**

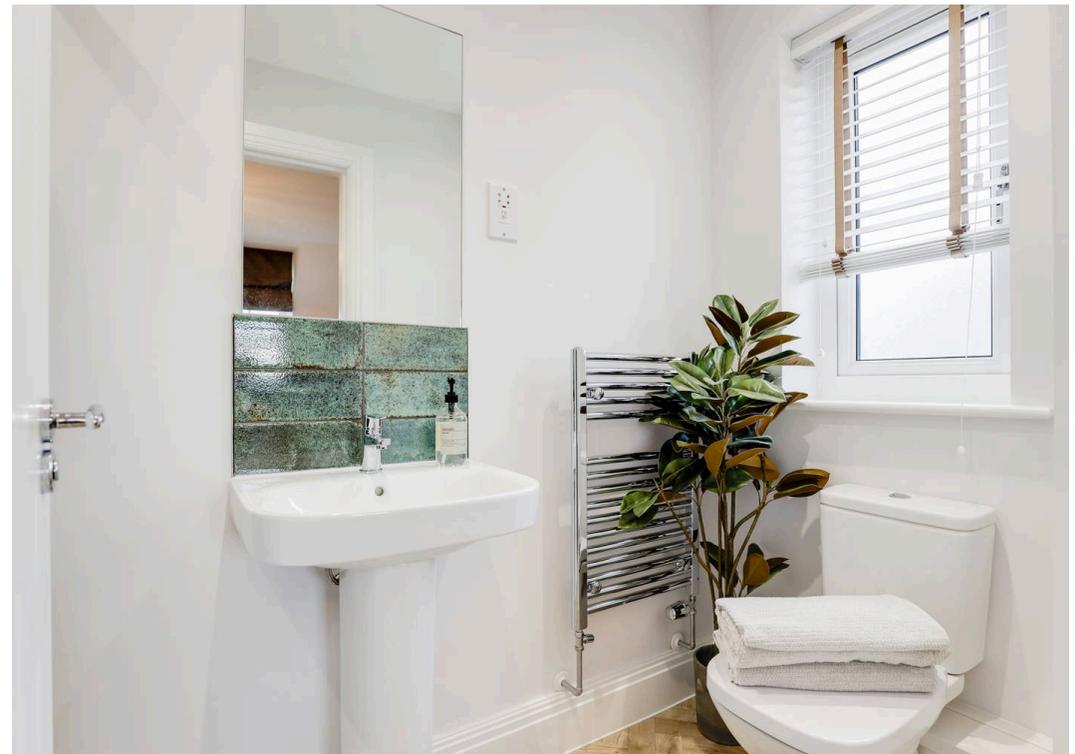
Single Garage

Garage

#### **DRIVEWAY**

2 Parking Spaces

Driveway for 2 cars

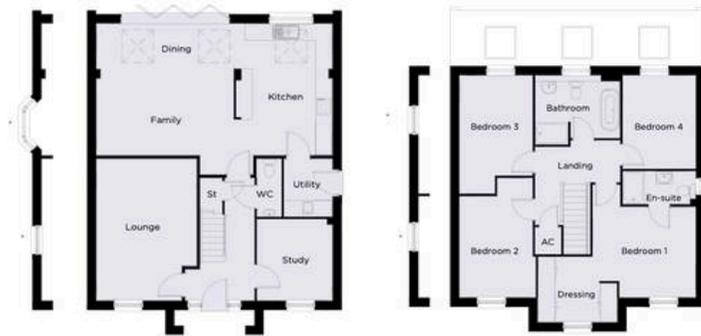




Computer generated image of Monmouth Corner. Terms

## 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

TURNPIKE ROAD

TO TIVERTON PARKWAY/M5

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

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