



30 Fair Maid, Sampford Peverell

Tiverton

£389,995



## 30 Fair Maid

Sampford Peverell, Tiverton

Plot 31 - The Chepstow - 3-bed Semi-Detached House. High-end finishes, open-plan kitchen/diner, lovely village location with excellent transport links & top schools nearby. Book a viewing now!

Council Tax band: D

Tenure: Freehold

- Plot 31 - The Chepstow - The Orchards Development
- Award winning new development by Edenstone Homes, The Orchards
- NHBC warranty
- EPC rating A for energy efficiency.
- Open planned kitchen/diner with a velux window
- Stylish features throughout
- Excellent transport links
- Popular village location
- Catchment area for excellent Uffculme School
- Excellent location for commuting with Tiverton Parkway & M5





### **Kitchen/diner**

Located on the ground floor towards the rear of the property, the space has storage, a double oven, breakfast bar area. Downlighting comes as standard.

### **Family area**

Located on the ground floor towards the rear of the property. The space has bi fold doors that open up onto the rear garden. The velux skylight allows light to flow into the space.

### **Lounge**

Spacious lounge located on the ground floor towards the front of the property. The space has a bay window at the front of the room.

### **Hallway**

Direct access to lounge and kitchen area.

### **Wc**

Located on the ground floor, accessed off the hallway.

### **Principal Bedroom**

Located on the first floor, the space is a double room with direct access to the en suite.

### **En Suite**

Located on the first floor the space has a double shower tray en suite.

### **Bedroom 2**

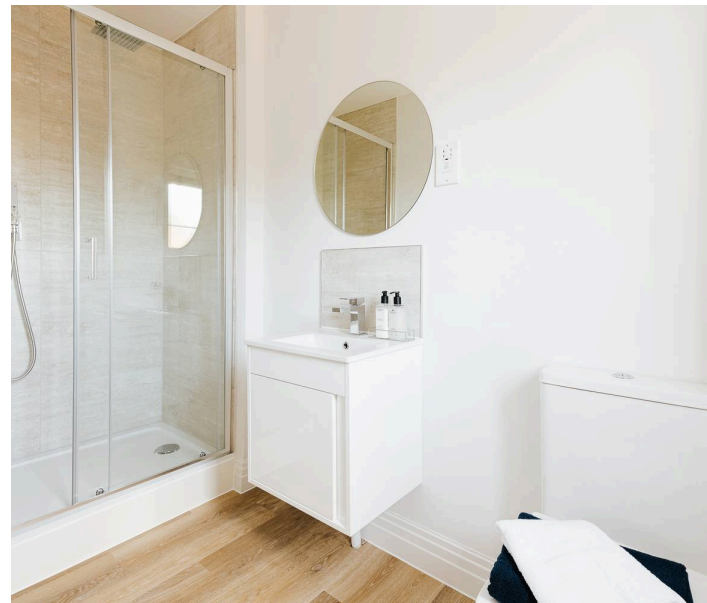
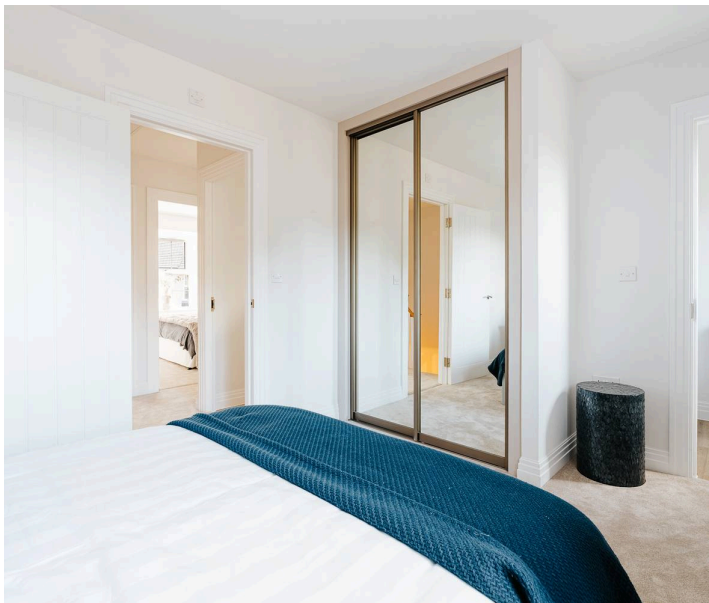
Located on the first floor towards the front of the property, the room is a double.

### **Bedroom 3**

Located on the first floor towards the front of the property.

### **Bathroom**

Family bathroom serving all bedrooms.





# The Orchards

PART EXCHANGE  
WEEKEND

9/10 May

*Save the date!*

## REAR GARDEN

Direct access to rear garden through bifold doors

## DRIVEWAY

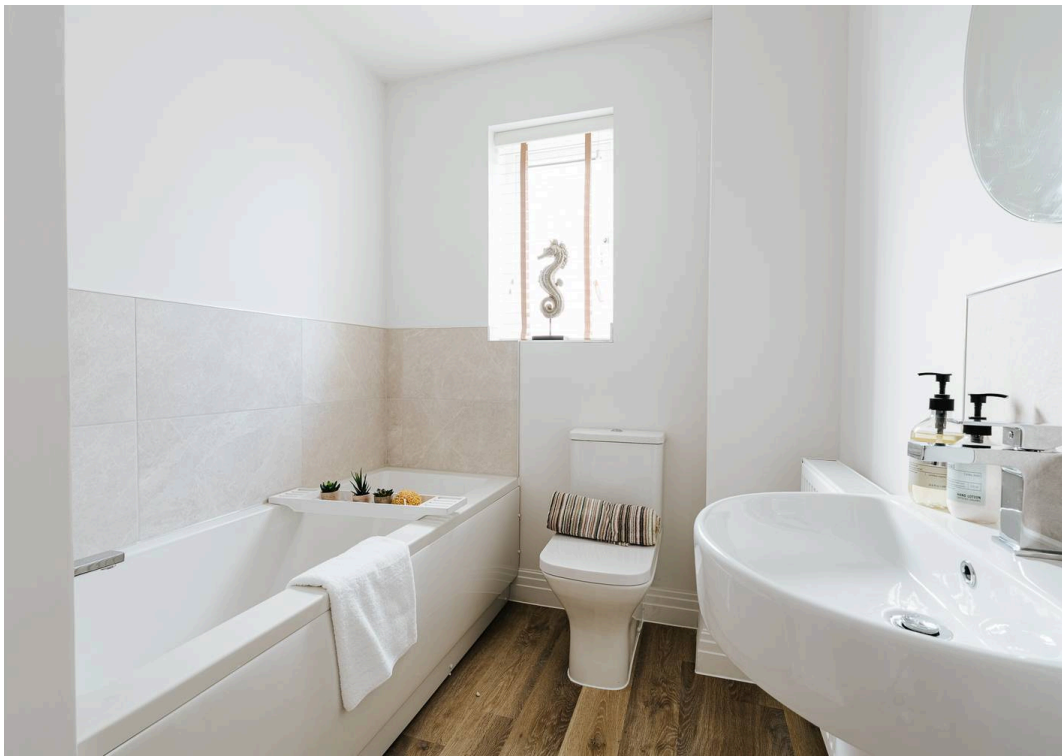
2 Parking Spaces

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## GARAGE

Single Garage

Detached single garage.



# THE CHEPSTOW

A THREE BEDROOM SEMI-DETACHED FAMILY HOME



## GROUND FLOOR

Kitchen / Dining	5.20m x 3.58m	17'1" x 11'9"
Family	3.75m x 2.81m	12'4" x 9'3"
Lounge	4.67m x 3.06m	15'4" x 10'0"

## FIRST FLOOR

Bedroom 1	3.82m x 3.02m	12'6" x 9'11"
Bedroom 2	2.86m x 2.80m	9'5" x 9'2"
Bedroom 3	2.88m x 2.31m	9'5" x 7'7"

Elevation treatments may vary by plot.



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