



21, Fair Mead, Sampford Peverell

Tiverton

£699,995



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Sampford Peverell, Tiverton

Spacious 5-bed detached home at The Orchards with double garage, EV charging, solar panels, luxury suite, and modern features. Chain free or part exchange. NHBC warranty. Council Tax band: TBD

Tenure: Freehold

- Plot 44 - Peverell housetype
- Brand new development by Edenstone Homes, The Orchards
- 10 Year NHBC warranty
- Solar Panels and EV charging point
- Double garage with space for four cars on the driveway
- Chain free or part exchange available
- Large kitchen/diner family area with direct access to a utility
- Front of the property overlooks the pavilion and village square
- 5 bedrooms including walk through dressing room and en suite.





Kitchen/Utility

11' 5" x 11' 4" (3.48m x 3.46m)

Spacious kitchen located on the ground floor towards the rear of the property. Stylish design with ample storage, built in dishwasher and double oven with direct access to the utility

Dining

17' 3" x 11' 8" (5.25m x 3.55m)

Located towards the rear of the property, the space has bi folding doors opening up onto the patio which allow natural light to flow through the room.

Family

11' 5" x 11' 5" (3.48m x 3.49m)

Spacious room adjoining the kitchen dining area, a perfect hosting facility.

Lounge

16' 2" x 13' 10" (4.93m x 4.22m)

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

Study

12' 6" x 9' 11" (3.82m x 3.02m)

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, the space has a toilet and sink with a tiling splash back around the sink.

Landing

Spacious area with direct access to all bedrooms and the bathroom

Principal bedroom

14' 1" x 11' 5" (4.28m x 3.47m)

Spacious double bedroom located on the first floor, the room comes with an adjacent dressing room & En Suite.

Dressing room





REAR GARDEN

Patio and top soil.

GARAGE

Double Garage

Detached double garage & driveway for 4 cars

DRIVEWAY

4 Parking Spaces

Driveway for two cars in front of garage





THE PEVERELL

A FIVE BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen	3.48m x 3.46m	12' x 11'
Dining	3.29m x 3.55m	11' x 12'
Family	5.48m x 5.40m	18' x 18'
Lounge	4.93m x 4.22m	16' x 14'
W.C.	0.80m x 0.70m	2'6" x 2'4"

FIRST FLOOR

Bedroom 1	4.28m x 3.47m	14'0" x 11'5"
Dressing	2.24m x 2.25m	7'4" x 7'5"
Bedroom 2	3.73m x 2.78m	12'2" x 9'1"
Bedroom 3	3.40m x 2.86m	11'2" x 9'5"
Bedroom 4	3.59m x 2.53m	11'9" x 8'3"
Bedroom 5	2.75m x 2.76m	9'1" x 9'1"

Dimensional statements may vary by 254 (10in) 1/4" & 1/2" will have some variations as indicated by 1"





● 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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