



32 Fair Maid, Sampford Peverell

Tiverton

£389,995



32 Fair Maid

Sampford Peverell, Tiverton

Plot 32 - The Chepstow is a stylish three-bed semi in The Orchards, featuring an open-plan layout, solar panels, garage, garden, EPC A, and great local schools in a thriving village community.

Council Tax band: D

Tenure: Freehold

- Plot 32 - The Chepstow - The Orchards Development
- Award winning new development by Edenstone Homes, The Orchards
- NHBC warranty
- EPC A rating for energy efficient homes.
- Open planned kitchen/diner & family area
- Velux window to allow additional light into the family area
- Excellent transport links with Tiverton Parkway & M5
- Popular village location
- Catchment area for excellent Uffculme school





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 folding 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 the 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

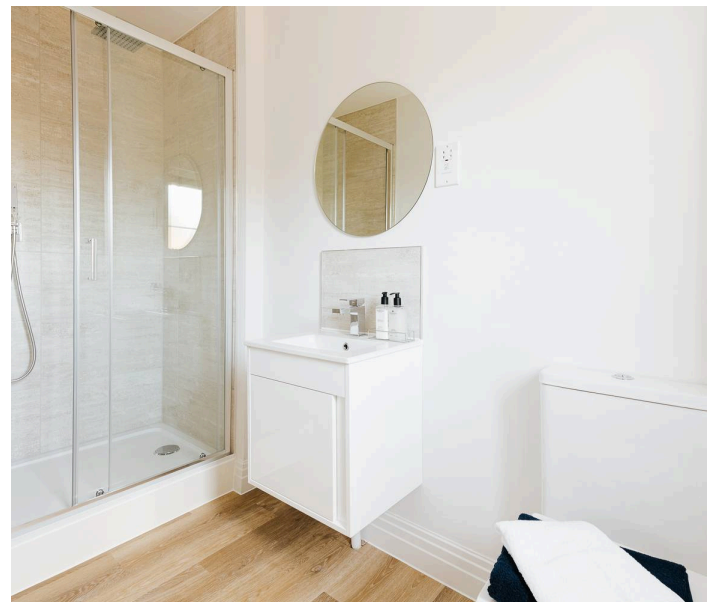
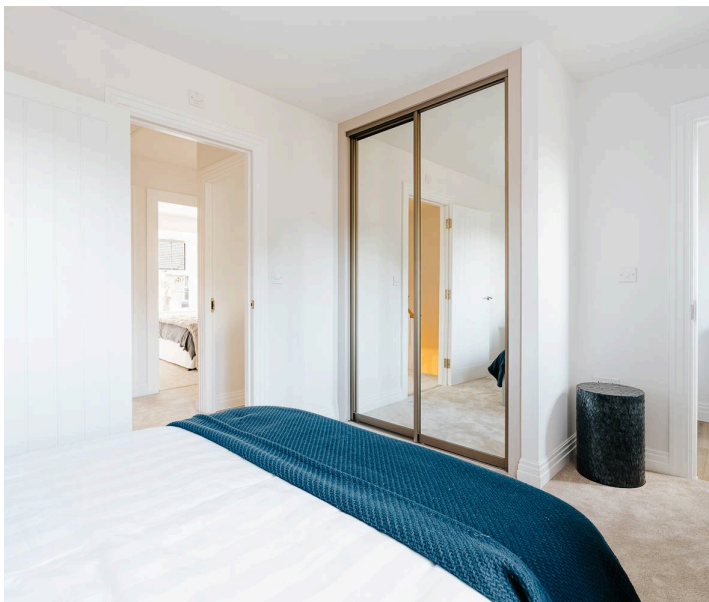
Located on the first floor towards the front of the property, the room is a double.

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 the patio through the bi fold doors

DRIVEWAY

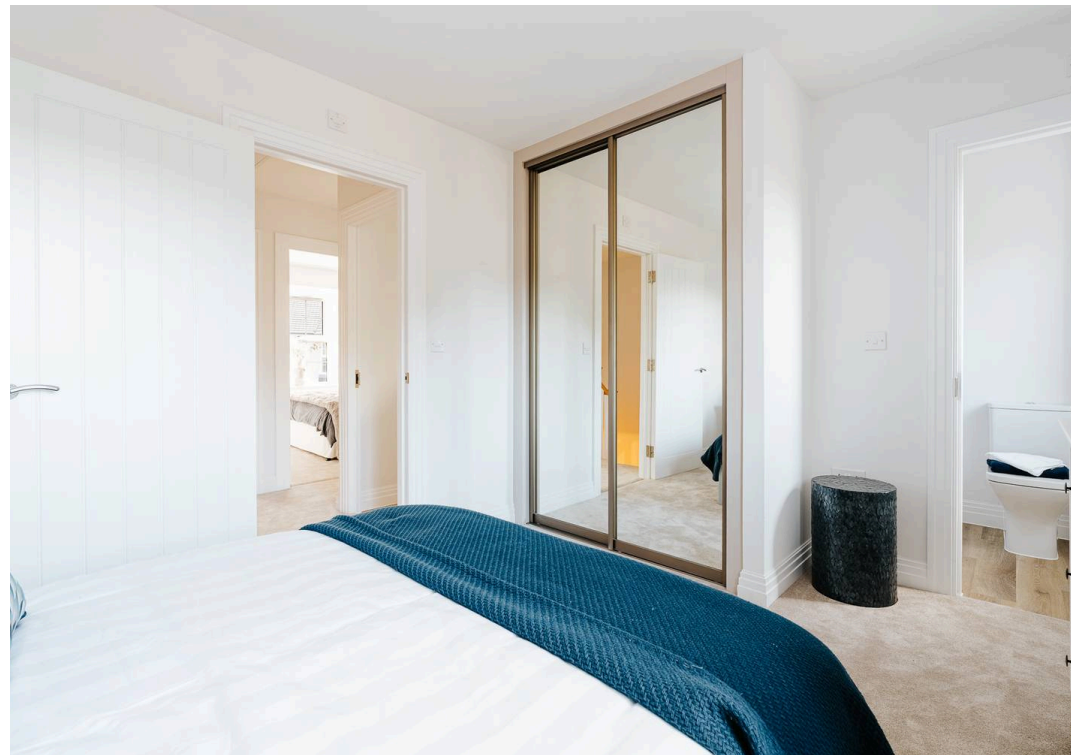
2 Parking Spaces

For two space and private driveway

GARAGE

Single Garage

Detached single garage.



THE CHEPSTOW

A THREE BEDROOM SEMI-DETACHED FAMILY HOME



GROUND FLOOR

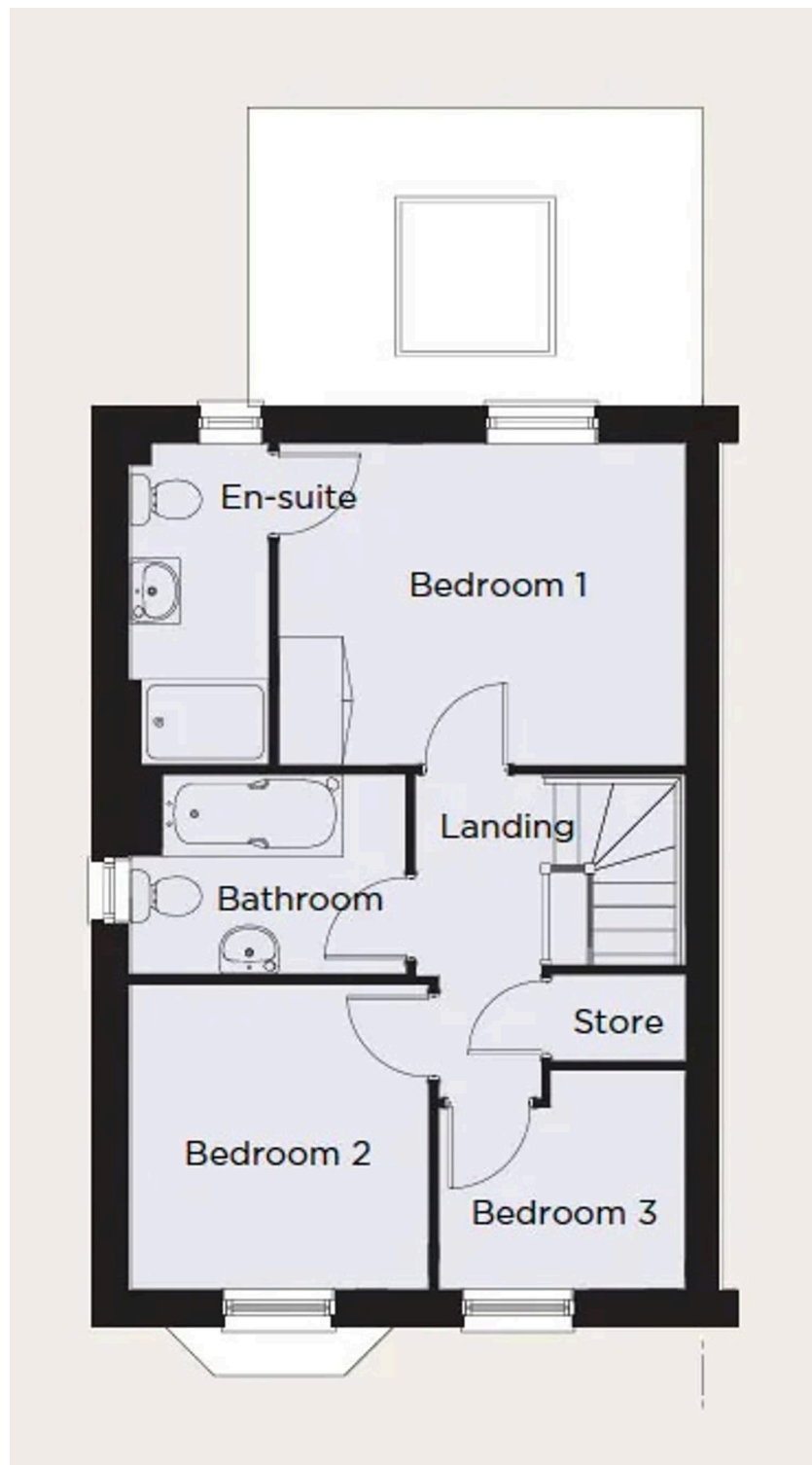
Kitchen / Dining	5.20m x 3.58m	17'1" x 11'9"
Family	3.75m x 2.81m	12'4" x 9'3"
Lounge	4.67m x 3.06m	15'4" x 10'0"

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.







● 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 PARKWAY/M5

TO TIVERTON

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

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