



25 Fair Maid, Sampford Peverell

Tiverton

£509,995



25 Fair Maid

Sampford Peverell, Tiverton

Plot 60 - The Last Dartford at The Orchards. Four-bed detached home with en suite, modern kitchen diner, solar panels, EV charger, south-facing garden, off-road parking, Corner plot. Council Tax band: TBD

Tenure: Freehold

- Plot 60 - The Dartford - The Orchards Development
- Last Dartford remaining
- Award winning development by Edenstone Homes, The Orchards
- EPC A rating for energy efficient home.
- NHBC warranty
- Solar Panels and EV charging point
- South Facing rear garden
- Part Exchange/Assisted move available
- Catchment area for Uffculme Ofsted outstanding school
- Corner plot overlooking green fields.





Kitchen

Spacious modern kitchen with built in appliances and breakfast bar. Located on the ground floor towards the rear of the property with direct access to the utility room

Dining Room

Located on the ground floor towards the front of the property with bi fold doors opening up into the rear garden.

Lounge

Located on the ground floor the space is an excellent hosting room with a feature bay window to allow additional lighting.

Principal Bedroom

Double bedroom located on the first floor towards the rear of the property, the space has direct access to an en suite.

En Suite

Direct access from the principal bedroom.

Bedroom 2

Double bedroom located on the first floor towards the rear of the property.

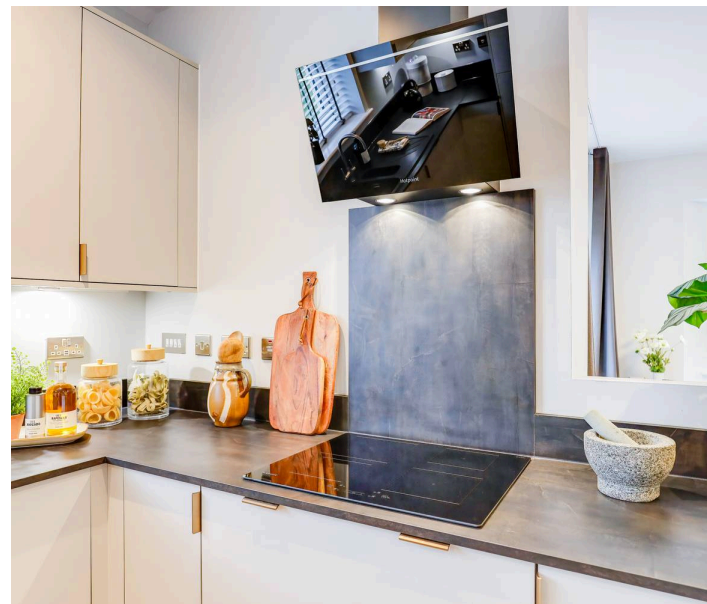
Bedroom 3

Bedroom located on the first floor

Bedroom 4

Bedroom located on the first floor

Bathroom





The Orchards

PART EXCHANGE
WEEKEND

9/10 May

Save the date!

REAR GARDEN

South facing garden

GARAGE

Single Garage

Located at the end of the driveway

DRIVEWAY

2 Parking Spaces

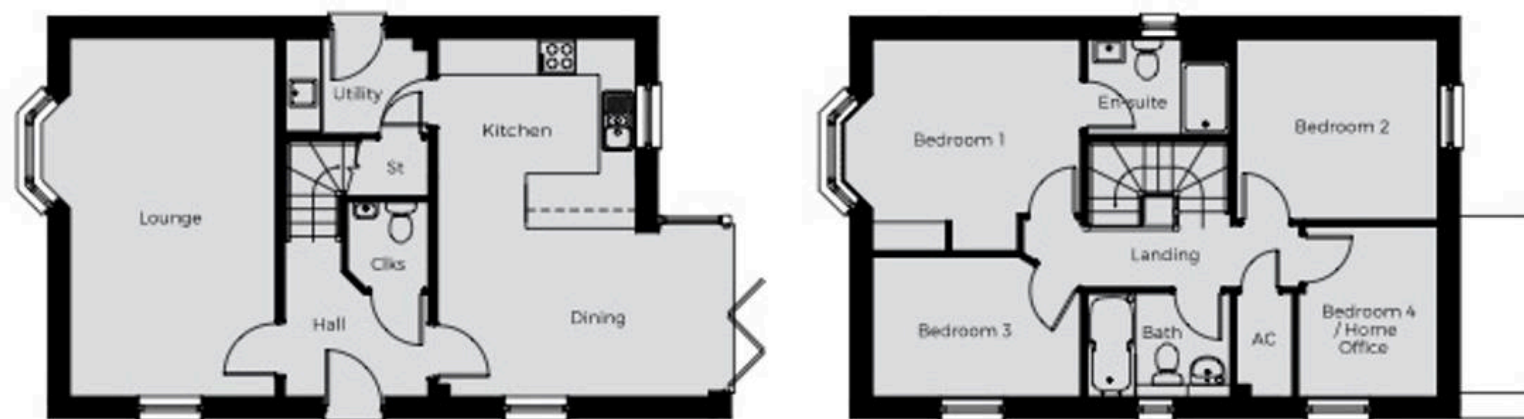
2 Parking Spaces.





The Dartford

A THREE / FOUR BEDROOM DETACHED HOME WITH GARAGE



GROUND FLOOR

Kitchen	3.25m x 2.81m 10'8" x 9'3"
Dining	4.45m x 3.05m 14'7" x 10'0"
Lounge	5.86m x 3.83m 19'3" x 12'7"

FIRST FLOOR

Bedroom 1	3.47m x 3.42m 11'5" x 11'3"
Bedroom 2	3.31m x 2.96m 10'10" x 9'9"
Bedroom 3	3.41m x 2.29m 11'2" x 7'6"
Bedroom 4/ Home Office	2.80m x 2.29m 9'2" x 7'6"





● 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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