



**26 Fair Maid, Sampford Peverell**

Tiverton

**£614,995**



## 26 Fair Maid

Sampford Peverell, Tiverton

Plot 22 - The Monmouth - Brand new 4-bed detached house in Sampford Peverell village. 3 living spaces, large kitchen diner, home office, detached garage & driveway, located near M5 & train station.

Council Tax band: TBD

Tenure: Freehold

- Plot 22 - The Monmouth Corner - The Orchards Development
- Award winning development by Edenstone Homes, The Orchards.
- 3 downstairs living spaces including family area and study
- Solar Panels and EV charging point
- Large kitchen diner
- Double bedrooms, great for a growing family or down sizers.
- Garage & private driveway
- Overlooking pavilion & village square, close proximity to allotments community garden
- Excellent transport links to M5 and Tiverton Parkway
- Catchment area for Ofsted outstanding secondary school





### **Kitchen/Diner**

Open plan living space with premium high specification kitchen including, stainless steel double oven and induction hob. Integrated Fridge Freezer & dishwasher

### **Hallway**

Spacious entrance hall leading to the lounge, study and kitchen area.

### **Lounge**

Located at the front of the home, beautiful views over the Pavilion & Village square. Fire not included as standard.

### **Study**

Spacious office, located at the front of the home.

### **Principal Bedroom**

Good sized double room with an en suite attached. Designated dressing area provides excellent storage.

### **En Suite**

Contemporary white sanitary ware. • Premium ceramic wall tiling

### **Bedroom 2**

Spacious double bedroom

### **Bedroom 3**

Double room

### **Bedroom 4**

Double room

### **Bathroom**

Contemporary white sanitary ware throughout. • Premium ceramic wall tiling • Stunning free standing bath.

### **w/c**

Located on the ground floor





# The Orchards

PART EXCHANGE  
WEEKEND

9/10 May

*Save the date!*

## GARDEN

Private rear garden, with direct access through the bi fold door towards the rear of the kitchen/diner.

## GARAGE

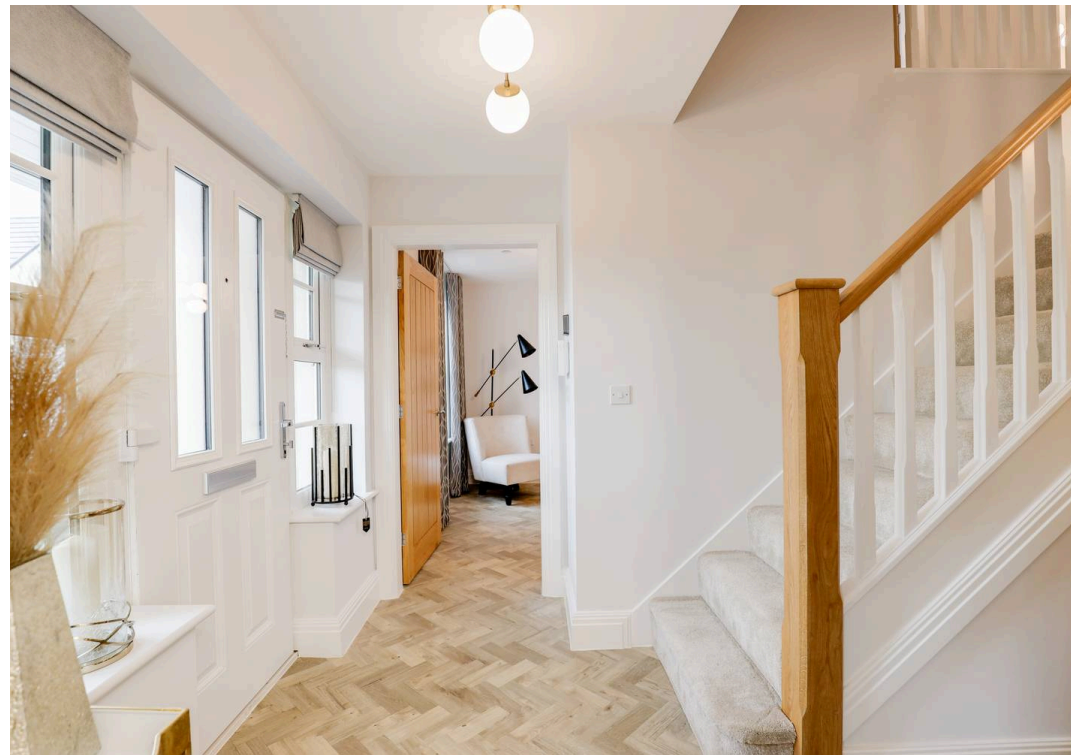
Single Garage

Single Garage

## DRIVEWAY

2 Parking Spaces

2 Parking spaces







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 \*



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