

STAGS

2 Fair Maid

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Sampford Peverell, Tiverton, EX16 7FP

M5 J27/Tiverton Parkway 2 Miles | Tiverton 5 Miles | Exeter 18 Miles

A very well presented modern detached house with private parking, garage and gardens, located on the village edge with views.

- Modern Detached House
- Large Kitchen/Dining/Family Room
- Open Views for Many Miles
- M5 J27/Tiverton Parkway 2 Miles
- Council Tax Band E
- 4 Bedrooms, 2 Bathrooms
- Gated Drive & Garage
- Excellent Village Amenities
- Attractive Gardens
- Freehold

Guide Price £500,000

DESCRIPTION
Built in 2024, this beautifully presented detached house is situated on the edge of the village overlooking fields and open space. The attractive stone faced exterior conceals a comfortable and spacious interior, featuring a large kitchen/dining/family room, separate utility, cloakroom with WC and a sitting room with two bay windows. On the first floor are four bedrooms with the master ensuite and separate family bathroom. Outside there is a well maintained front garden area. To the rear, double doors open from the road onto the fully enclosed drive, garage and rear garden. Views can be taken in across the village to miles of countryside beyond.

Sampford Peverell provides a range of amenities including shops, primary school, pub and church, as well as an active community. The M5 Junction 27 and Tiverton Parkway Station are just 2 miles. Tiverton is 5 miles and Exeter is 15 miles to the south.

SERVICES
Mains electricity, gas, water and drainage. Gas central heating. PV panels.
Ofcom predicted broadband services: Standard and Superfast broadband is available.
Ofcom predicted mobile coverage: External – EE, Three, O2 and Vodafone. Internal - Three (variable).
Local Authority: Mid Devon Council.

DIRECTIONS
What3Words: ///clean.waged.revives
Google Drop Pin: https://maps.app.goo.gl/KLbfhMJSZ1qmJbMq6













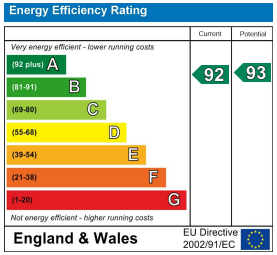






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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