



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](https://www.what3words.com/lookup/:///clean.waged.revives)

Google Drop Pin: <https://maps.app.goo.gl/KLbfhMJSZ1qmJbMq6>





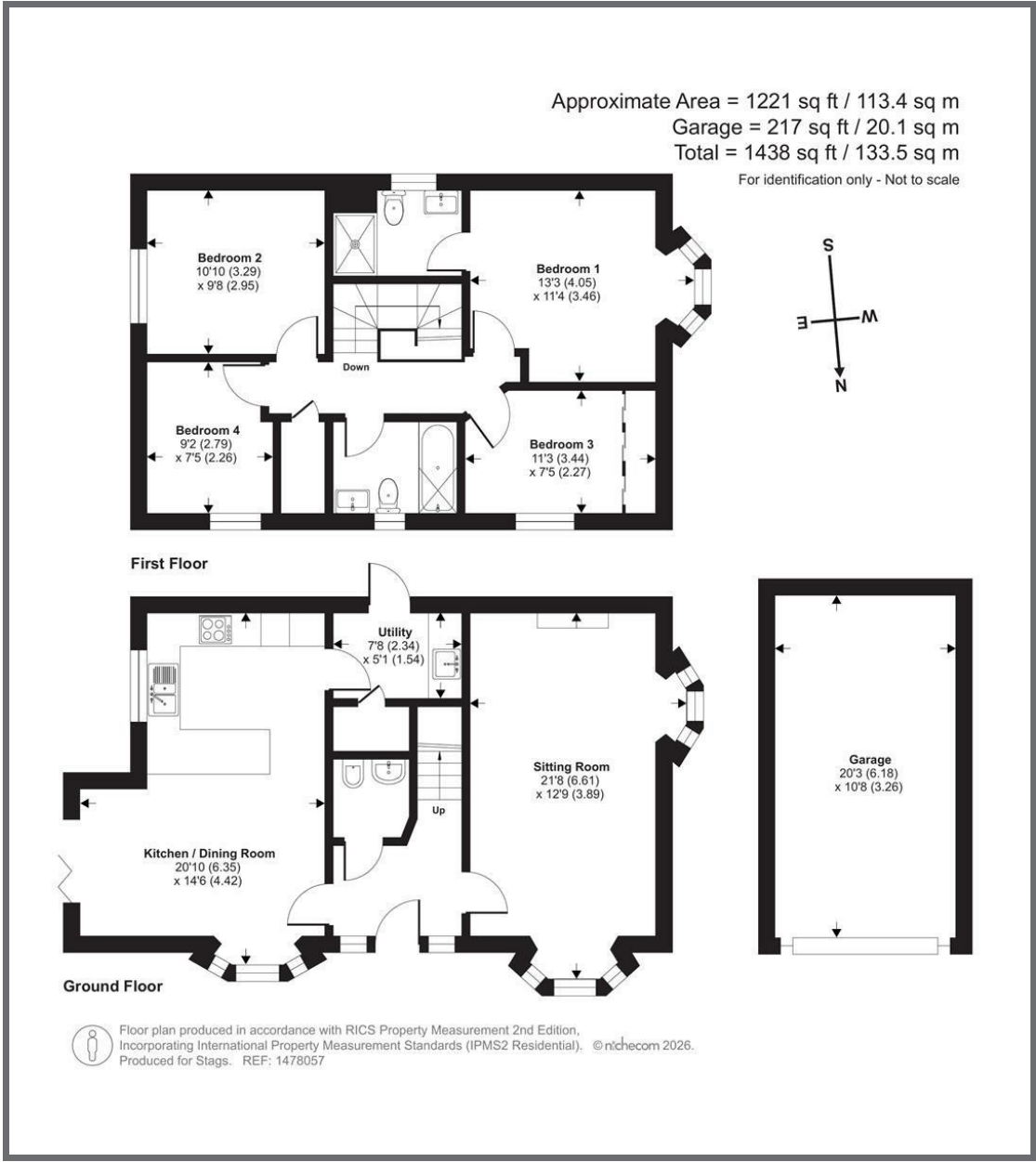
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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