



Salisburys

# Bampton, Devon, EX16 9LY

Offers In Region Of £750,000

🛏️ 4 🍽️ 4 🚗 2



- Beautiful Georgian Character property
- Situated in the heart of Exe Valley
- Blundells catchment area
- 10 minutes from the M5
- Pretty established walled Garden
- 4 Bedrooms - 3 with ensembles
- Heating supplied by Air Source Heat pump
- Solar panels and Eco efficient hot water storage
- Level lawn with established borders
- Views of the woodland adjoining the town



A character property nestled in the Historic Charter town of Bampton. Incorporating 3 bedrooms each with bath/shower room Ensuites, further 4th bedroom and family bathroom offering the ideal opportunity for spacious family living, Heron House boasts it's own walled garden to the rear of the property, Boot room and store, Solar panels and air source heat pump heating. Close proximity to M5 motorway, Tiverton Parkway Station and Exeter Airport.



Main House internal area 2,247 sq ft (209 sq m) Boiler Room internal area 112 sq ft (10 sq m) Total internal area 2,359 sq ft (219 sq m)

