



75 Bampton Street, Devon , EX16 6AL
Asking Price £160,000

Welden
Edwards
Supporting your every move

****NO ONWARD CHAIN****
A lovely two bedroom terrace cottage, located a stones throw from the town centre.

Description
Upon entering through the front door, you'll be greeted by a cosy lounge, an inviting space ideal for relaxation after a long day. From the lounge, an inner hallway leads you into the kitchen/diner.

The kitchen features a combination of wall and base units, along with an integrated oven and hob. There's also ample space for a small dining table and chairs. A door from the kitchen opens to the utility area, which includes plumbing for a washing machine and a separate entrance to the rear garden.

Returning to the kitchen, another door leads you down a flight of stairs to the basement, which offers a generously sized space.

On the first floor, you'll find two bedrooms and a family bathroom. Bedroom One is a spacious double, while Bedroom Two is a large single complete with a fitted cupboard. The family bathroom is well-sized and includes a bath with a shower overhead, a WC, and a hand basin.

Outside, the property boasts a delightful rear garden featuring a patio seating area, perfect for enjoying outdoor dining.

Council Tax, Tenure & Services
Council Tax Band - A
Freehold
All Mains Connected

Ofcom Broadband Speeds: Ultrafast 900 Mbps
Ofcom Indoor Mobile Signal: EE, Three - Limited- O2, Vodafone - Likely

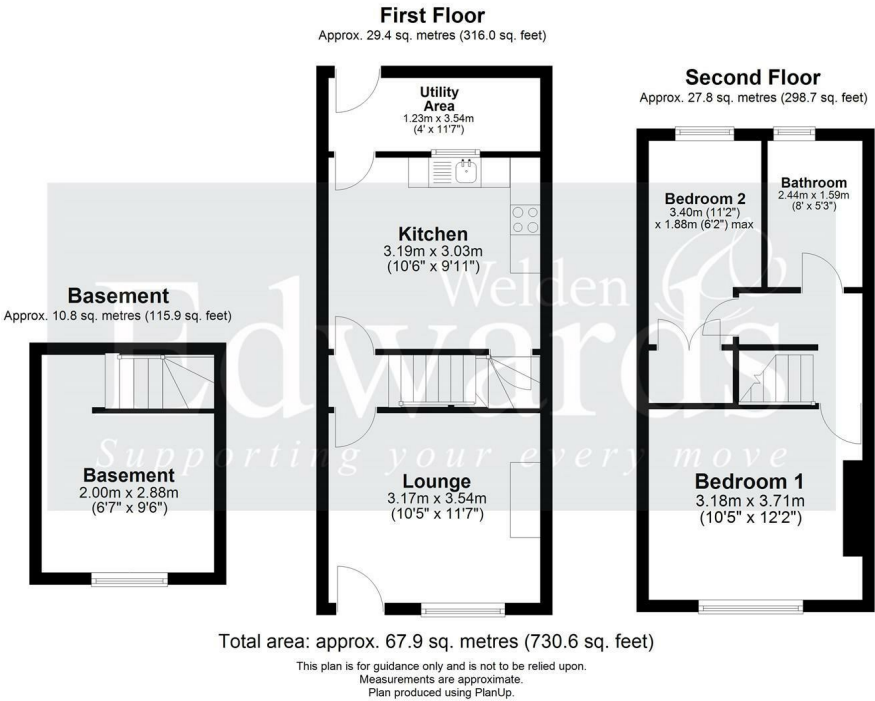
Tiverton
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales Enquiries
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	51	
(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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