



21 West Street, Tiverton, Devon EX16 9NJ
Asking Price £300,000

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Situated in the popular village of Bampton, is this lovely semi detached home. Benefiting from scenic far reaching views, this lovely home benefits from a smart kitchen diner, large lounge, conservatory, three bedrooms, bathroom and garage with an electric door.

Description

Accessed through driveway gates, this property offers a large corner plot with loads of potential to extend (STP) and parking for multiple cars.

The front door opens to a spacious entrance hallway with stairs to the first floor plus doors to the main living accommodation. To the left, the lounge is very spacious, with space for a living area and dining table. The open fireplace sat within a lovely stone fireplace will be perfect for cosy winter evenings. Sliding doors open to the conservatory, which looks over the garden.

The kitchen is modern and of a good size, with white gloss wall and base units and granite effect worktops, plus a built in oven and hob and plumbing for a dishwasher and washing machine. There is space for a fridge/freezer plus two additional storage cupboards - the largest of which would make the perfect pantry!

Upstairs, the property offers two large double bedrooms, both with space for additional furniture, and a smaller single with a large storage cupboard over the stairs. The tiled bathroom has a bath and a hand basin with the WC separately.

Outside, the sunny, southwest facing garden offers mature shrubs, natural flower beds and a lovely patio area to enjoy the sun with a glass of wine. To the side of the property is parking for multiple cars and access to the garage with an electric roller door, power and side door access.

Services, Council Tax & Tenure

Mains water and drainage.

Electric heating.

Council Tax Band B

Ofcom Broadband Speeds: Superfast 80 Mbps

Ofcom Mobile Signal: EE, O2, Three, Vodafone - Limited

Bampton

West Street is situated in a very convenient location, just a short walk from many local amenities within the centre of Bampton. The village offers many independent shops including a bakery, a greengrocer, grocery store, butcher, local pubs and restaurants as well as a doctors surgery and primary school. Approximately 7 miles south of Bampton, Tiverton offers a wider 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.



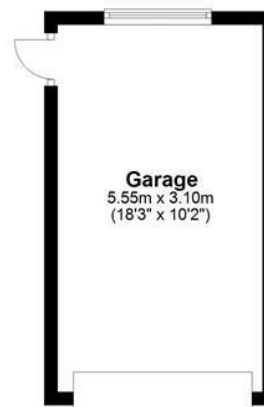
Ground Floor



First Floor



Garage



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 