



**Bampton Street, Tiverton EX16 6AL**

**welcome to**

## **Bampton Street, Tiverton**

Offered to the market with no onward chain is this two double bedroom home which is in need of modernisation. In brief there is a lounge, kitchen/ breakfast room. Two double bedrooms and a shower room. Rear enclosed garden. Viewing advised.

### **Description**

A fantastic project to refurbish this good size two bedroom terrace house. Located not far from the centre of Tiverton. On opening the front door is a lounge with fireplace. To the rear is a kitchen/breakfast room with door to the rear garden. The accommodation is presented over three floors, there are two double bedrooms and a bathroom.

**NO ONWARD CHAIN.**

### **Lounge**

11' 4" x 9' 8" ( 3.45m x 2.95m )

Door opening into the lounge, Double glazed window to the front. Fireplace door to kitchen.

### **Kitchen**

10' 2" x 12' 1" ( 3.10m x 3.68m )

Door to the garden, double glazed window to the rear. Wall and base units, space for a cooker and under counter space for a washing machine. Stainless steel sink and drainer. Radiator, stairs to the first floor.





### **Landing**

Stairs lead to the landing, under stairs storage space and stairs to the first floor.

### **Bedroom One**

11' 5" x 9' 7" ( 3.48m x 2.92m )

### **Bedroom Two**

10' 11" Max x 16' 4" Max ( 3.33m Max x 4.98m Max )

Single glazed window to the rear, radiator.

### **Bathroom**

Double glazed window to the rear, bath with electric shower over. WC and wash hand basin.

### **Rear Garden**

Rear garden

### **Services**

Mains electric, water and drainage.

Council Tax Band A

### **Location**

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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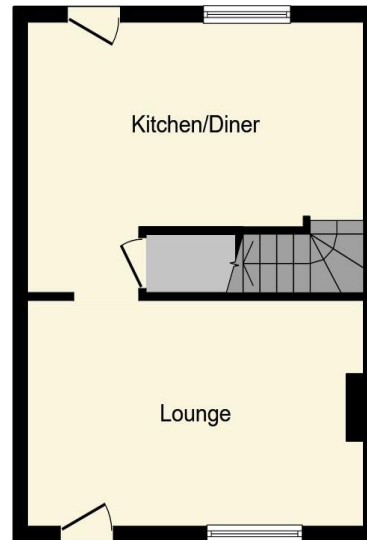
welcome to

## Bampton Street, Tiverton

- Two Bedroom Mid Terrace House
- Lounge
- Kitchen/breakfast room
- Rear Garden
- Council Tax Band A

Tenure: Freehold EPC Rating: D

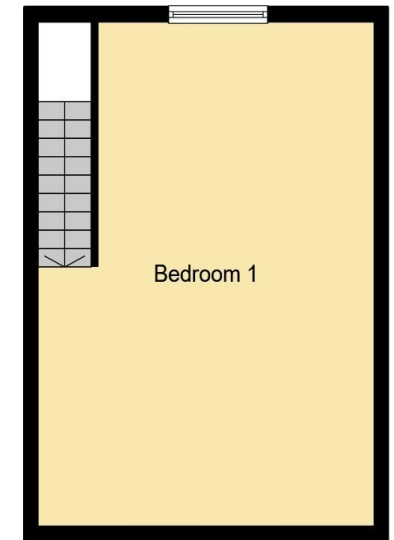
**£115,000**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
TVT105332 - 0004

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