



School Close, Bampton Tiverton EX16 9NN

welcome to

School Close, Bampton Tiverton

Located in the popular village of Bampton you will find this three bedroom mid terrace family home. In brief the property comprises of a modern kitchen/diner, lounge with wood burner, study, family bathroom and cloakroom. Front and rear gardens.

Description

This charming mid terrace property in the sought-after village of Bampton offers spacious accommodation throughout and is one not to be missed. On entering the property via the welcoming hallway with stairs rising to the first floor, there is space to store shoes and coats. The lounge is dual aspect and is of a good size, with a wood burning stove. Patio doors can lead out onto the rear garden. The modern kitchen/ diner is also dual aspect and equipped with a range of wall and base units. Leading off the kitchen is a rear porch which provides access to the garden, study and alleyway. Completing the downstairs accommodation is a study with a downstairs WC. On the first floor you will find three bedrooms, two of which are doubles. These bedrooms are serviced by a modern bathroom.

One of the standout features of this property is the large tiered rear garden, perfect for enjoying al fresco dining. It is mainly laid to lawn with a large shed and pond. The property also benefits from a lovely enclosed front garden which has a veranda providing a great seating area.

Viewing is highly advised to appreciate all this property has to offer!

Entrance Hall

UPVC door to front, stairs to first floor. Door to lounge and kitchen.

Kitchen/ Diner

16' 11" x 11' 11" (5.16m x 3.63m)

Double glazed window to front and two single glazed windows to rear. The kitchen is well equipped with a range of wall and base units with work surface over. 1 1/2 bowl sink and drainer, electric oven, gas hob and extractor hood. Space for washing machine and fridge/freezer. Two built in storage cupboards, one of which is housing the central heating boiler.

Lounge

16' 11" x 12' Max (5.16m x 3.66m Max)

Rear Porch

Wooden door to alleyway providing side access. UPVC door to side.

Study

8' 3" Max x 10' 8" Max (2.51m Max x 3.25m Max)

Double glazed to side. Door to cloakroom.





Landing

Double glazed window to rear. Doors to all rooms.

Bedroom One

14' 5" Max x 11' 1" (4.39m Max x 3.38m)
Double glazed window to front, two built in cupboards and radiator.

Bedroom Two

13' 4" x 11' Max (4.06m x 3.35m Max)
Double glazed window to front, radiator and built in cupboard.

Bedroom Three

7' 11" x 9' 1" Max (2.41m x 2.77m Max)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Bath with shower over, WC, extractor, radiator and partly tiled.

Front Garden

To the front of the property a path leads to the front door with lawn either side and shrub borders, there is a covered decking area with space for a table and chairs,

Rear Garden

The rear garden is tiered and laid mainly to lawn with a pond and a shed.

Services

Mains electric, water and drainage.

LPG gas

Council Tax Band B

Location

Bampton has the attraction of a village life, but also easy accessibility to the countryside, just a short drive away from Tiverton. Bampton benefits from a wide range of amenities, including a doctor's surgery, chemist, shops, post office, butchers, bakers and more. The Swan and The Toucan Cafe are two very popular eating establishments. Tiverton, Exeter, and Taunton are all easily accessible.

Agents Note

This property is subject to Grant of Probate which has been applied for. This will need to be granted before exchange of contracts. Please ask Fox & Sons for more details as to the potential timeframes involved.

Office Hours

Monday - Friday 9am- 6pm
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welcome to

School Close, Bampton Tiverton

- Three Bedroom Family Home
- Popular Village Location
- Dual Aspect Lounge with Wood burner
- Modern Kitchen/ Diner
- Council Tax Band B

Tenure: Freehold EPC Rating: F

offers in excess of

£290,000



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

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Property Ref:
TVT105263 - 0007

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