



Fore Street, Bampton Tiverton EX16 9ND

welcome to

Fore Street, Bampton Tiverton

The perfect blend of old and new! This Grade II Listed home is beautifully presented. Arranged over three floors the property has three bedrooms and is conveniently located in the heart of the pretty Mid Devon village of Bampton. Call today to arrange your viewing. NO ONWARD CHAIN

Description

Viewing of the gorgeous town house located in the charming village of Bampton is highly recommended.

The spacious accommodation is arranged over three floors. The front door opens into a cosy lounge with feature fireplace, wood panelling and modern light fittings and sash window to the front. The high ceilings give a real feeling of space. To the rear is a kitchen/ breakfast room with understairs pantry and a stable door to the outside courtyard. On the first floor is a double bedroom with an en-suite WC and a family bathroom including a bath with rainfall shower over. Stairs lead to the second floor where you will find a further two bedrooms, both of which are doubles and have exposed beams.

Lounge

13' 10" Max x 10' Max (4.22m Max x 3.05m Max)

The front door leads into the spacious lounge. Single glazed sash window to front. Feature fireplace with free-standing cast-iron stove, decorative panelling and modern light fittings. Small table for extra dining or workstation.

Kitchen

11' 4" Max x 9' Max (3.45m Max x 2.74m Max)

The lounge leads into the kitchen which has a range of wall and base units with ample work surfaces over, sink and drainer, radiator and storage. Stable door leads to courtyard area.





Landing

Stairs from ground floor, stairs to second floor.

Bedroom One

14' 5" Max x 10' 3" Max (4.39m Max x 3.12m Max)
Single glazed sash window to front. Feature fireplace, telephone point, radiator. Currently used as lounge/guest bedroom.

En-Suite

Wash hand basin, WC, extractor fan.

Bathroom

Single glazed window to rear, wash hand basin, WC, bath, rainfall shower with attachment, cupboard housing the boiler, fully tiled.

Bedroom Two

11' 2" Max x 14' 3" Max (3.40m Max x 4.34m Max)
Single glazed window to front. Exposed beams, wall lights, radiator. There is a small area of this room with restricted height.

Bedroom Three

12' x 8' 6" (3.66m x 2.59m)
Single glazed window to rear. Exposed beams, wall lights, radiator. Currently used as a store/crafting/office room by the owner.

Parking

There is on street parking within the vicinity of the property.

Agents Note

The courtyard is not included in the title of the property. However, it has been used by the current vendor for the last nine years.

The property is Grade II Listed and in a conservation area.

Services

Mains electric, water and drainage.

Council Tax Band B

Location

Bampton has the attraction of a village life, but also easy accessibility to the countryside of Exmoor, Somerset, and Mid Devon. 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, The Toucan Cafe and Bawdens are very popular eating establishments.

Office Hours

Monday - Friday 9am- 5.30pm
Saturday- 9am- 2pm
Sundays - Closed



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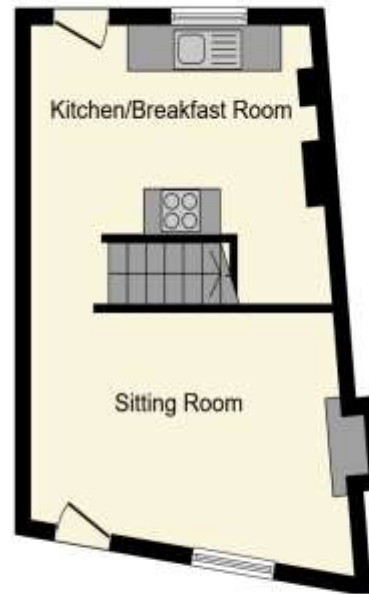
welcome to

Fore Street, Bampton Tiverton

- Viewing Highly Recommended
- Grade II Listed
- Spacious Lounge
- Kitchen/Breakfast Room
- Three Bedrooms

Tenure: Freehold EPC Rating: Exempt

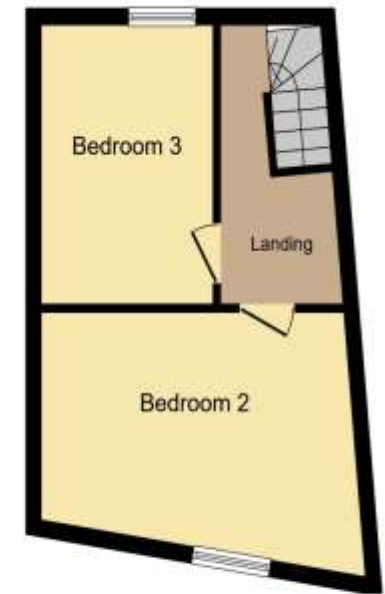
£230,000



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.localagent.com

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Property Ref:
TVT103856 - 0004

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01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk