



**Banfields, Shillingford Tiverton EX16 9BA**

**welcome to**

## **Banfields, Shillingford Tiverton**

Located in a semi-rural setting with open countryside views. This property offers potential to put your own stamp on, with some modernisation required. The accommodation includes a Kitchen, three reception rooms, bathroom & shower room. Three bedrooms, rear gardens. Off road parking. NO ONWARD CHAIN.

### **Description**

Located in a semi rural position enjoying views over farmland and the surrounding hills, you will find this semi detached three bedroom home. On approaching the property is a front garden leading to the front door. There is a spacious lounge, dining room and modern kitchen to the rear. Completing the ground floor accommodation is a conservatory and a shower room. Upstairs you will find three bedrooms, two double and a single. There is also a family bathroom. Outside, the rear garden is enclosed and is a great space. With a log store and side access, which leads to the off road parking. This property is exciting opportunity to acquire a spacious home, where you can put your own stamp on it! With some modernisation required. This property is offered to the market with NO ONWARD CHAIN and will be offered for sale at our May Auction unless sold prior. For more information contact Fox & Sons Tiverton.  
For Sale by Traditional Auction 20th May 2025.  
Grand Connaught Rooms, Great Queen Street 61-65, Covent Garden, London, WC2B 5DA

### **Entrance Hall**

Door to front. Stairs to first floor, doors to lounge and dining room.

### **Cloakroom**

Wash hand basin with cabinet, WC, electric shower, tiled, spotlights, loft hatch.

### **Lounge**

18' 3" Max x 10' 6" Max ( 5.56m Max x 3.20m Max )  
Double glazed windows to front and rear. Multi fuel burner, radiator.

### **Dining Room**

10' x 11' 7" Max ( 3.05m x 3.53m Max )  
Double glazed window to front. Telephone point, radiator.

### **Kitchen**

11' 6" x 7' 8" ( 3.51m x 2.34m )  
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, space for cooker, extractor fan, space for under counter fridge and dishwasher.

### **Utility**

5' 8" x 3' 5" ( 1.73m x 1.04m )  
Double glazed window to rear. Plumbing for a washing machine, boiler.

### **Conservatory**

9' 1" x 13' 9" ( 2.77m x 4.19m )  
Double glazed doors to rear. Door to shower room.







### **Landing**

Double glazed window to rear. Stairs from ground floor. Doors to all rooms, loft hatch.

### **Bedroom One**

10' 3" Max x 14' 10" Max ( 3.12m Max x 4.52m Max )  
Double glazed window to front. Built in cupboard, radiator.

### **Bedroom Two**

9' Max x 12' 5" Max ( 2.74m Max x 3.78m Max )  
Double glazed window to front. Built in wardrobes, cupboard housing hot water tank.

### **Bedroom Three**

9' 2" x 6' 3" ( 2.79m x 1.91m )  
Double glazed window to side. Built in cupboards with vanity desk, radiator.

### **Bathroom**

Double glazed window to rear. Wash hand basin, WC, bath with shower over, wall cabinet, heated towel rail, tiled.

### **Front Garden**

To the front of the property is a patio area, shrubs and path with steps down to the front door.

### **Rear Garden**

The rear garden is laid to lawn with a patio area and stone chips, three sheds, outside tap, oil tank, gates to the side and front of the property.

### **Parking**

There is parking on a shared driveway.

### **Services**

Mains electric, water and drainage.  
Oil Tank

Council Tank Band B

### **Agents Note**

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### **Location**

The village of Shillingford offers a tranquil rural setting with easy access to essential amenities. The nearby village of Bampton can be found approximately 2 miles away and provides a range of local shops, pubs, a café and a doctor's surgery. Shillingford offers stunning countryside views, cycling and walking and cycling trails along with easy access to the nearby Exmoor National Park and Wimbleball Lake, which can be found 11 miles away.

### **Office Hours**

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



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## Banfields, Shillingford Tiverton

- Semi Detached Three Bedroom House
- Views over the surrounding countryside
- Spacious Lounge, Dining Room & Conservatory
- Off Road Parking
- NO CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£180,000**



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.localagent.com](http://www.localagent.com)

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fox & sons



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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