



Woodland Close, Bampton Tiverton EX16 9DN

welcome to

Woodland Close, Bampton Tiverton

Located in the village of Bampton is this superb three bedroom family home. Offering three double bedrooms, en-suite shower room, bathroom and cloakroom. With a kitchen/breakfast room, spacious lounge and conservatory. Integral garage and rear enclosed private garden. Off road parking.

Description

Located in a small residential area on the edge of the charming village of Bampton, you will find this spacious three bedroom semi-detached home. Built by the highly regarded Devonshire Homes in 2008, this home enjoys a prime position within easy walking distance of the village via a purpose-built walkway. Bampton is a picturesque and thriving community, offering a range of amenities including independent shops, cafes, restaurants, a traditional pub, doctors' surgery, primary school and a beautiful 15th-century church.

The accommodation is spacious and light-filled throughout. The ground floor comprises an inviting entrance hall with cloakroom and storage. A well-equipped kitchen/breakfast room with integrated appliances, and a generous sitting room with french doors opening into a bright conservatory that overlooks the garden. There is also direct internal access to the garage from the hallway. Upstairs, the home offers three double bedrooms, including a master with en-suite shower room, and a family bathroom. The property benefits from oil-fired central heating and UPVC double glazing throughout.

To the rear, the south-facing garden provides a private and low-maintenance outdoor space, complete with artificial turf lawn, a paved patio ideal for al fresco dining, and a timber shed. Additional features include external power, lighting, a water tap. The garage is integrated and there is off road parking in front for two cars.

Entrance Hall

Door to front. Storage cupboard, two telephone points, door to garage, doors to all rooms.

Cloakroom

Double glazed window to front. Wash hand basin, WC, part tiled, radiator.

Lounge

17' 4" x 10' 4" (5.28m x 3.15m)
Two doubler glazed windows to rear. Electric fire, television and telephone points, patio doors leading out into the conservatory, radiator.

Kitchen

10' 9" x 9' 6" (3.28m x 2.90m)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, electric double oven, hob and extractor fan, integrated fridge/freezer, space for a dishwasher, telephone point, radiator.

Conservatory

11' 2" x 10' 10" (3.40m x 3.30m)
Fully double glazed. Power sockets and lighting, patio doors to the side.

Landing

Double glazed window to rear. Stairs from the ground floor. Airing cupboard, loft hatch, doors to all rooms.

Bedroom One

14' 4" Max x 11' 5" Max (4.37m Max x 3.48m Max)
Double glazed window to front. Built in wardrobes, television and telephone points, radiator, door to en-suite.





En-Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle, shaver points, spotlights, part tiled.

Bedroom Two

16' 8" Max x 10' 4" Max (5.08m Max x 3.15m Max)
Double glazed window to rear. Television and telephone points, radiator.

Bedroom Three

10' 3" Max x 8' 9" Max (3.12m Max x 2.67m Max)
Double glazed window to front. Television and telephone points, loft hatch, radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath, wall hung cabinet, part tiled, shaver point, spotlights, radiator, extractor fan.

Loft

The loft is insulate. No boarding or ladder.

Rear Garden

To the rear of the property there is a patio area, Astro turf, stone chip areas, raised flower borders, outside light and tap, boiler and oil tank. Side access to the property, door in to the garage.

Garage

16' 4" x 8' 10" (4.98m x 2.69m)
The garage is equipped with light, power, plumbing for a washing machine, and convenient access both from the house and garden.

Services

Mains electric, water and drainage.

Council Tax Band C

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 doctors 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.

Office Hours

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



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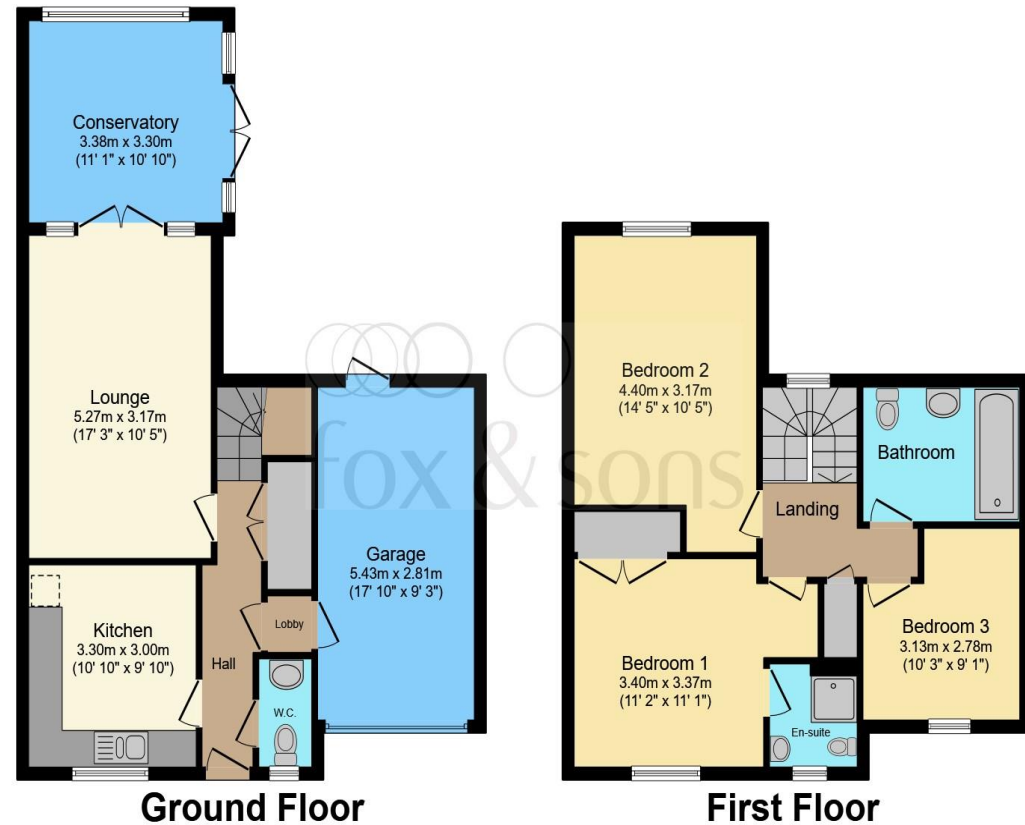
- Large Semi Detached Three Bedroom Home
- Edge of Village Location
- Kitchen/Breakfast Room
- Lounge & Conservatory
- En-suite Shower Room, WC & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£308,000



Total floor area 122.7 m² (1,321 sq.ft.) approx

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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