



Tiverton Road, Bampton Tiverton EX16 9LJ

welcome to

Tiverton Road, Bampton Tiverton

Book to view this charming detached barn conversion located in Bampton. In brief the accommodation includes three bedrooms, an ensuite shower room & family bathroom. There is a generous kitchen and dining area. Off road parking - no chain.

Description

Viewings are advised of this charming, detached barn conversion which is located on the edge of Bampton. Designed with an upside-down layout to maximize the far-reaching countryside views. The property boasts spacious accommodation, charming period features, and off-road parking.

The ground floor opens into a welcoming hallway leading to three well-proportioned bedrooms and a family bathroom. Bedroom one benefits from built-in wardrobes and an en suite shower room.

Upstairs, the semi open-plan kitchen/dining area offers ample space for entertaining, complemented by a utility room, pantry, and cloakroom. The lounge is spacious with exposed beams and a feature inglenook fireplace which houses a wood burning stove. From here views can be enjoyed across Bampton and beyond. There is sunroom with double glazed self cleaning glass ceiling panels updated in 2014 by Everest, from here is access to the outside seating area.

Outside: A small terrace off the sunroom leads down to the parking area, with space for up to three vehicles.

This charming home combines rural tranquillity with convenience, being just a short walk from local amenities. Perfect for those seeking character, space, and spectacular views.

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Entrance Hall

Window to front. Doors to all rooms, storage cupboard, exposed beams, radiator. Stairs to first floor.

Cloakroom

Window to side. Wash hand basin, WC, partially tiled, extractor fan, partially tiled, spotlight.

Lounge

15' 2" Max x 17' 7" Max (4.62m Max x 5.36m Max)
Window to rear. Log burner, wooden beams, radiator, spotlights, wall lights, TV point. Stunning views.

Kitchen/ Diner

10' 5" Max x 30' 10" Max (3.17m Max x 9.40m Max)
Window to front. Two velux skylights. The kitchen contains base units with sink. Space for dishwasher, cooker and fridge freezer. Extractor hood. Telephone and TV point.

Utility Room

Window to front. Base units with one and half bowl sink. Boiler cupboard, radiator, loft hatch, extractor fan. Space for washing machine.

Landing

Double doors to side and window to side. Doors to kitchen/diner and lounge. Door into garden room.

Bedroom One

14' 5" Max x 12' 3" Max (4.39m Max x 3.73m Max)
Window to rear. Built in wardrobe. Airing cupboard. Radiator, TV point.





Ensuite

Window to rear. Wash hand basin, WC, shower, extractor fan, partially tiled, shaver points.

Bedroom Two

11' 8" Max x 10' 6" Max (3.56m Max x 3.20m Max)
Window to side. Built in wardrobe, radiator.

Bedroom Three

11' 2" Max x 8' 2" Max (3.40m Max x 2.49m Max)
Window to front. Radiator, exposed beams.

Bathroom

Window to side. Bath with shower attachment. Wash hand basin, WC, exposed beams, extractor fan, shaver points, radiator.

Garden Room

19' 1" x 5' 10" (5.82m x 1.78m)
Sunroom with double glazed self cleaning glass ceiling panels and double glazed exterior doors updated in 2014 by Everest, from here is access to the outside seating area.

Front Garden

Seating area, steps down to parking, outside tap, understeps store.

Off Road Parking

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

Auction Details

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welcome to

Tiverton Road, Bampton Tiverton

- Detached Three bedroom barn conversion
- Lovely Kitchen/ Dining Room
- Spacious Lounge with views
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: F

Council Tax Band: D

guide price

£235,000



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:
TVT105964 - 0004

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