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12 Bouchier Close

12, Bouchier Close, Bampton, Tiverton, EX16 9AG



Tiverton: 7.6 miles, M5/J27 Tiverton Parkway Station: 14.3 miles, Exeter: 21.4 miles

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**A well appointed five bedroom bungalow within walking distance to Bampton town centre.**

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- Spacious Five-Bedroom Home
- No Onward Chain
- Front & Rear Gardens
- Parking For One Car
- Close To Local Amenities
- Recently Renovated
- Kitchen/ Dining Room
- Council Tax Band C
- Freehold

**Guide Price £275,000**

### SITUATION

Bampton is a charming and historic village located in the heart of Mid Devon and is surrounded by rolling hills and beautiful countryside, it is a popular destination for those seeking a peaceful and idyllic lifestyle. The village is steeped in history and boasts a wealth of stunning architecture, including a magnificent church that dates back to the 15th century. Bampton is also known for its picturesque streets and quaint thatched cottages, which lend a quintessentially English feel to the village. Visitors can take a stroll along the high street, which is lined with charming independent shops and traditional pubs, offering a warm welcome to locals and visitors alike.

Within easy reach is the larger town of Tiverton which boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

### DESCRIPTION

A well-appointed spacious home totalling 985 sq ft with five bedrooms, family bathroom, sitting room, kitchen, utility, large garden, off street parking all within walking distance of Bampton town centre. Offered to the market with no onward chain.

### ACCOMMODATION

The property is entered via a door leading into the kitchen. The kitchen is fitted with a range of base and wall units, wood effect work surfaces, plumbing for a dishwasher, space for a tumble dryer, electric oven and hob. Set off the kitchen is the large kitchen/dining room with sliding doors leading to the front garden patio. This is a spacious and bright room with wooden floors and space for a three-piece suite. There are three double bedrooms at the

property with two further single bedrooms. All of the bedrooms have stud walls and could be remodelled if larger bedrooms were preferred. There is a well-appointed bathroom with a bath with electric shower over, glass shower screen, WC and basin.

### OUTSIDE

The property has well sized gardens at both the front and rear. The front garden slopes down from the road to the property and has a gravelled parking area for one car and lawns leading down to the property. There is a small patio at the front that then leads via a path to the side of the property into the back garden. The back garden is again mainly laid to lawn with fencing surrounding the borders to the northern and western boundaries with the southern boundary being defined by the treeline.

### SERVICES

Mains water, drainage and electricity. LPG heating.

### VIEWINGS

Strictly by appointment via Stags Tiverton (01884 235705).

### DIRECTIONS

Starting from the centre of Bampton, head in the Taunton direction on the B3227. Turn left on the outskirts of the town, following the signs to Morebath and Watchet. Proceed to take the left-hand turn into Bouchier Close and make a right at the junction. The property will be visible on the left side shortly thereafter. Additionally, there is a footpath that leads from Bouchier Close to Frog Street and the village centre.



Approximate Gross Internal Area = 91.6 sq m / 985.4 sq ft

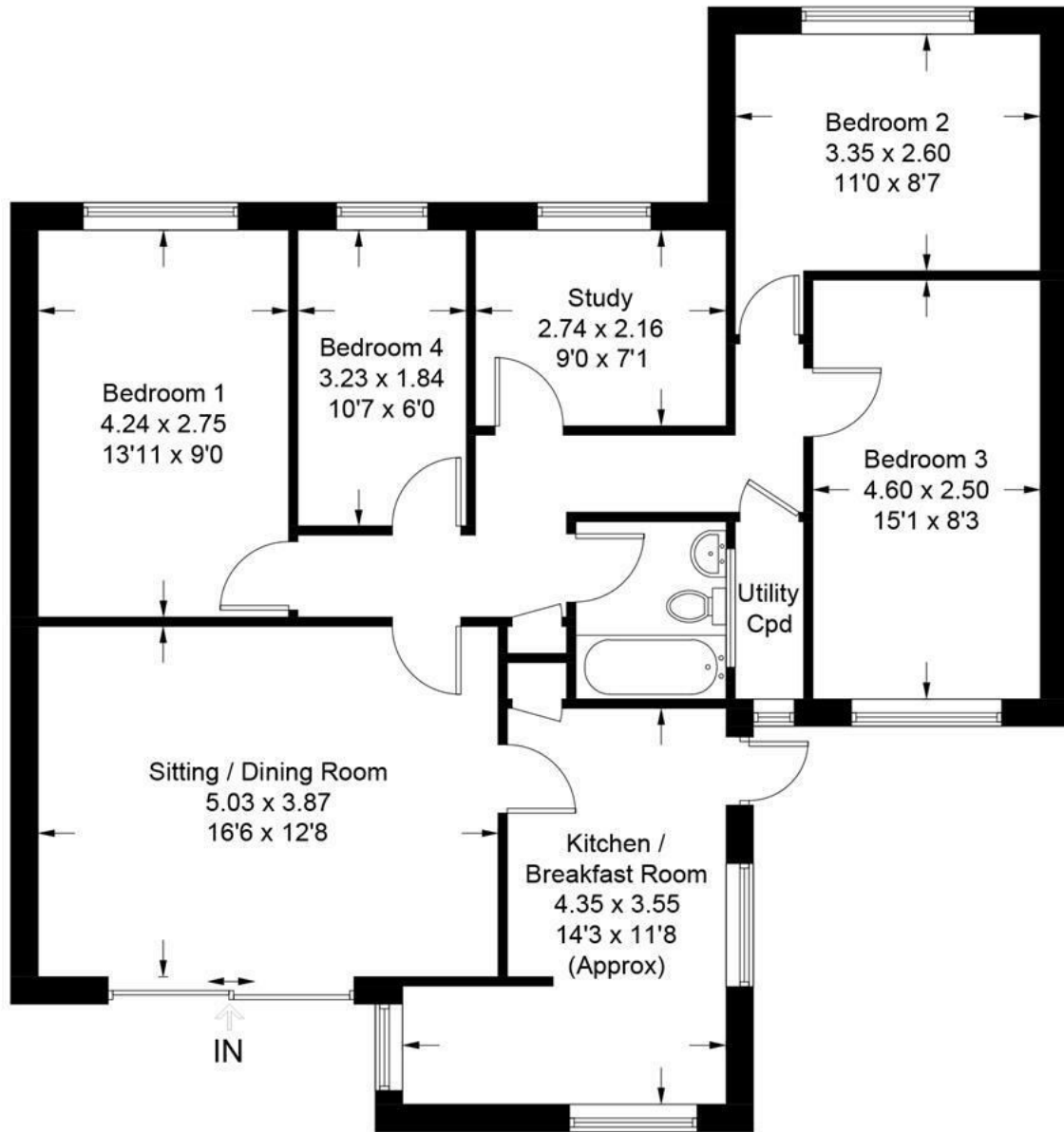
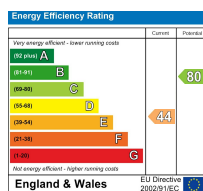


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1027673)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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