



17 Brook Street

17 Brook Street, Bampton, Tiverton, Devon, EX16 9LU



Tiverton: 7.5 Miles Tiverton Parkway
Station (M5/J27): 14 Miles Exeter: 21 Miles

A superb home set in the heart of
Bampton with a flexible layout
across 3197 SqFt, with scope to
provide income.

- Over 3000 SqFt of Accommodation
- Four bedroom family home
- Ground floor one bedroom annexe
- Landscaped rear garden
- Suitable for multi-generational living
- Income potential
- Popular Village Location
- EPC Band E
- Council Tax Band B
- Freehold

Guide Price £525,000

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

Situated in the heart of Bampton, 17 Brook Street is a fantastic opportunity to purchase a spacious home with additional ground floor ancillary accommodation. The property has been beautifully finished internally on both the ground and upper floors. The ground floor has been recently renovated to create additional accommodation and can be used as either; separate living space, a self-contained annexe/holiday let or has potential for business use, subject to necessary consent.

ACCOMODATION

The residential apartment on the upper floors is accessed via a separate entrance and features a well-appointed bright and spacious open-plan kitchen, dining, and living area. The kitchen is fully fitted with modern appliances and ample storage space, making it perfect for preparing and enjoying meals with family and friends. The apartment has four bedrooms, one with an ensuite shower room. The apartment also benefits from a family bathroom. There is also a good sized office downstairs, which could be utilised as a bedroom if required.

The entire apartment has been finished to a high standard with contemporary fixtures and fittings, including hardwood floors and sleek bathroom fixtures. The open-plan living area has large windows that provide plenty of natural light, making the space feel even more bright and airy.

The ground floor space has been lovingly renovated and comprises of a large living area, suitable for a multitude of purposes but currently used as a sitting room. It leads into a kitchenette with a range of storage units and work surface. There is also a WC, double bedroom, dining area with French doors leading out to the back garden.

SERVICES

Mains electricity, water and drainage connected. Oil-fired central heating.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.

VIEWINGS

Strictly by appointment through the agents Stags Tiverton. Tel 01884 235705.

DIRECTIONS

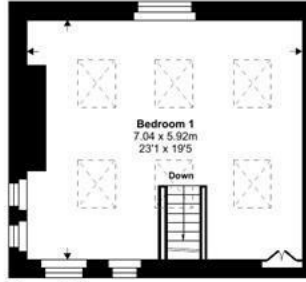
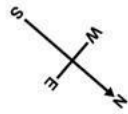
From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wiveliscombe. Remain on the A396 passing through the village of Cove and upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton/ B3227. Continue along this road for approximately 1 mile and as the road bears left continue down Briton Street and the property can be found on your right.

what3words: ///tiger.camcorder.crunched



Approximate Area = 3197 sq ft / 297 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 3219 sq ft / 299 sq m

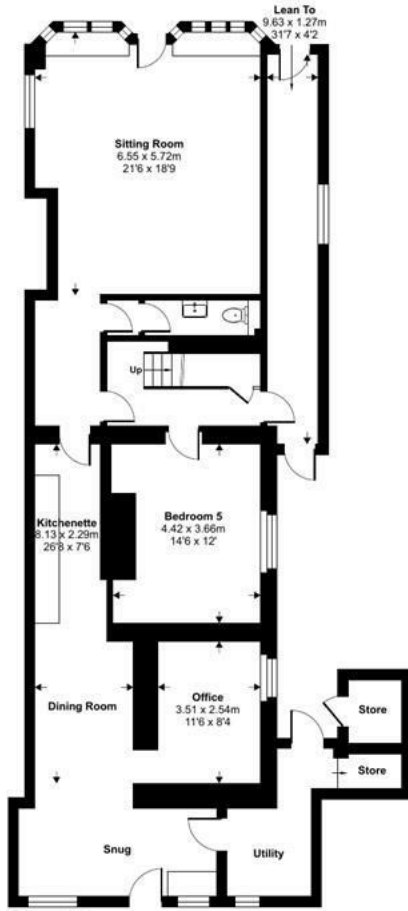
For identification only - Not to scale



Second Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 961801

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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(65-77) C	(35-52) G
(81-91) B	(65-77) C	(35-52) G	
(72-80) D	(55-64) E	(35-52) G	
(62-71) F	(35-52) G		
(1-2) G			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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