



West Way



West Way

Ford Road, Bampton, Tiverton, EX16 9LW

Tiverton 7.5 miles Tiverton Parkway 14.5 miles Taunton 20 miles

A well presented four bedroom, two bathroom detached property with garage, ample parking and gardens within easy walking distance of the amenities of Bampton.

- Detached House
- Four Bedrooms
- Conservatory & Utility
- Front & Rear Garden
- Driveway Parking
- Integral Garage & Store
- Central Bampton Location
- EPC Band D
- Council Tax Band E
- Freehold

Guide Price £575,000

SITUATION

Bampton is a charming and historic village located in the heart of Mid Devon. 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, greengrocers, GP surgery, pharmacy 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, doctors, dentists, recreational activities and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

DESCRIPTION

West Way is a substantial well presented four bedroom, two bathroom property, located in a tucked away position, within close proximity of the amenities of Bampton town centre. The property benefits from ample parking on a spacious tarmac driveway with generous gardens and garage.



ACCOMMODATION

An enclosed porch welcomes you into West Way which leads in to a spacious entrance hall. From the hall is access into all the principal ground floor reception rooms. The modern fitted kitchen breakfast room is well equipped with floor to wall cabinets and space for a kitchen table and the room enjoys pleasant views over the gardens. The utility room with sink and space for further appliances is located off the back of the kitchen with a back door leading into the gardens which is an ideal informal entrance to the property with muddy boots and coats. From the utility is a door into a storage room as well as providing internal access to the garage.

The spacious sitting room with fire place and French doors leads into a conservatory with doors out into the gardens. Across the other side of the hall is a formal dining room and downstairs WC.

The staircase leads from the hallway up to the first floor, which comprises of a master bedroom with ensuite and three further double bedrooms. There is also a family bathroom.

OUTSIDE

West Way is approached via a tar-mac driveway providing ample room for parking. The gardens surrounding the property are mainly laid to lawn with various herbaceous borders and flower beds. Patio terrace area sits to the back of the property, ideal for alfresco dining.

There is a useful garden shed and single garage with an electric up and over door.

AGENTS NOTE

Please be aware there is a planning application for three dwellings in the near vicinity please ask the agent for further details.

SERVICES

Services are mains connected. Oil Fired central heating.

Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Three, O2, EE (Limited) and Vodafone (Limited). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

DIRECTIONS

From the centre of Bampton follow Britton Street towards the Tiverton Road B3227, at the top of Britton Street before the road turns right sign posted Tiverton take the immediate left hand turning at the Quarrymans Arms left again onto Ford Road. West Way is the first drive way on your right hand side.

What Three Words [///glassware.vowing.mountain](https://www.what3words.com/)



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
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

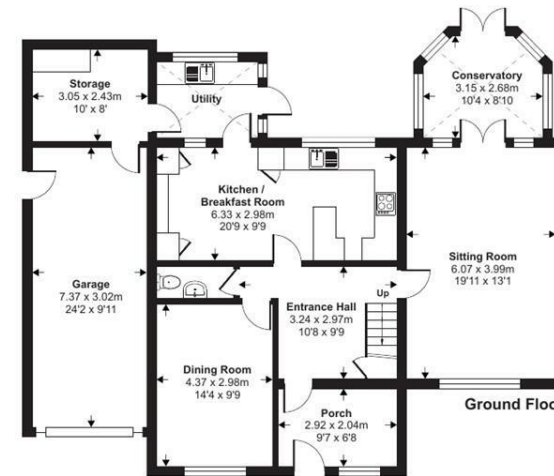
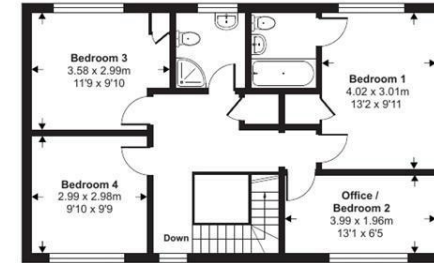
19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705

Approximate Area = 1814 sq ft / 168.5 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 2053 sq ft / 190.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1151181



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London