



Guide Price £179,950

seddon's



Old Malt Cottage Briton Street, Bampton, Devon, EX16 9LN

- Close to amenities
- Sitting/dining room with woodburning stove
- Double bedroom en-suite
- Electric heating and double glazing
- Rental value approx £750 pcm
- Solar panels with battery storage
- Spacious fitted kitchen
- 2nd bedroom/ study
- No garden but potential for balcony (stp)
- Rental yield 5.3%

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Old Malt Cottage Briton Street, Bampton EX16

NO ONWARD CHAIN. A most charming stone cottage with well presented, light and airy accommodation, situated in the heart of Bampton. Ideal first time buy or investment - rental yield 5.45%.



Council Tax Band: B



The Old Malt Cottage is a most charming period cottage conveniently situated in the heart of Bampton. Built of stone under a slate roof, the property is beautifully light and airy with some lovely exposed beams and timbers and cottage style doors. On the ground floor, the accommodation comprises an entrance hall and inner hallway, double bedroom with en-suite shower room and a second bedroom or study. Upstairs, there is a cloakroom, double aspect sitting room with a wood burning stove and a spacious kitchen with fitted wall and floor units, electric cooker, space for fridge/freezer, cupboard housing the hot water cylinder and useful shelved storage cupboard. Solar panels on the roof contribute to the home's energy efficiency with battery storage.

Whilst there is no outside space to the rear of the cottage, there is potential (subject to planning) to put a first floor balcony to the rear, leading off the sitting room and overlooking the pretty courtyard. Planning permission was granted in September 2006 for a balcony which has now expired. Mid Devon District Council Planning Ref: 06/02029/FULL.

The property is situated in the heart of Bampton, conveniently located just a short walk from the many amenities that this charming historic village has to offer which include bakery, greengrocer, butcher, two convenience stores, post office,

chemist, pub, cafes and restaurant, library, primary school, doctors surgery and a lovely c.15th century church. The larger market town of Tiverton lies 7 miles to the south with dual carriage way access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station which provides regular intercity services to London (Paddington 2 hours). The whole area is well known for its outstanding natural beauty with Exmoor National Park just 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive away.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

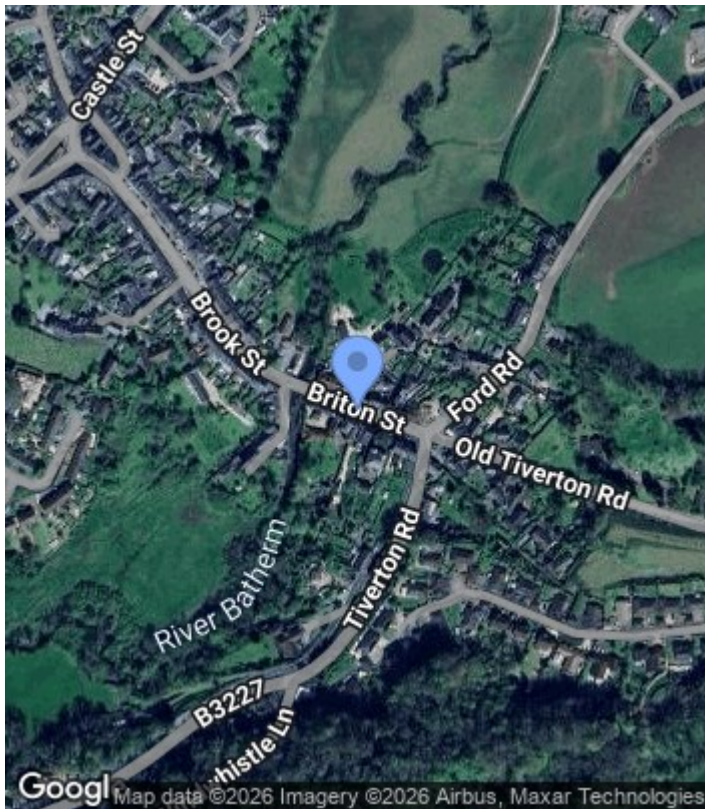
Services: Mains electricity, water and drainage. 6 x solar panels.

Tenure: Freehold

Council Tax: B

Local Authority: Mid Devon District Council

Flooding: The property is located in Flood Zone 3. Please contact the selling agent for further details.



Directions

From the Seddons office proceed down the wide main street in the Tiverton direction, crossing over the river bridge and The Old Malt Cottage is the second cottage on the right hand side.

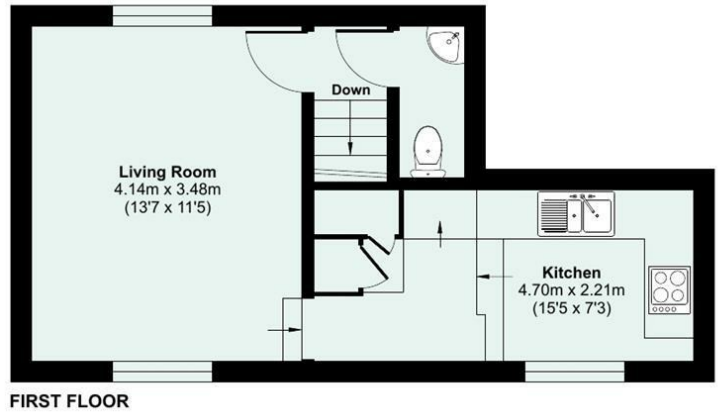
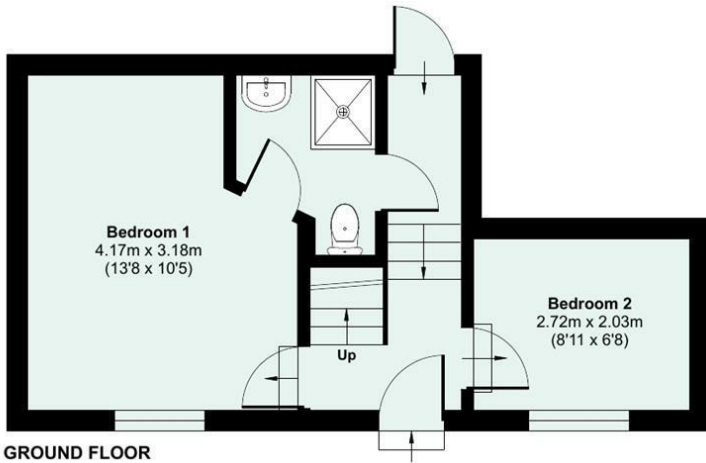
Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 614 sq ft / 57 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). © nrichcom 2024. Produced for Seddon Estate Agents LLP. REF: 1075106



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Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddon.