

Guide Price £385,000



32 Brook Street, Bampton, Tiverton, EX16 9LY

- Charming period cottage
- Delightful south-facing garden
- Large boarded loft space
- Kitchen/breakfast room
- Two bedrooms
- Heart of Bampton location
- Large stone garden store - potential for studio
- Sitting room with woodburning stove
- Garden room
- Shower room

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

32 Brook Street, Tiverton EX16 9LY

A charming two bedroom period cottage with delightful south facing garden and large stone store with potential for a studio, situated in a sought after location in the heart of Bampton.



Council Tax Band: B



Situated in the heart of the charming country town of Bampton, 32 Brook Street enjoys a highly convenient position within easy walking distance of local amenities including independent shops, pubs, an historic 15th-century church, primary school and doctors' surgery. The larger market town of Tiverton lies approximately 7 miles to the south, offering dual carriageway access to Junction 27 of the M5 and Tiverton Parkway mainline station, providing regular intercity services to London Paddington in around two hours.

This delightful mid-terrace cottage offers well presented, character accommodation which is in excellent order throughout. The ground floor comprises a charming sitting room with the original ceiling beams, window seat and stone fireplace with woodburning stove. The country style kitchen has space for a dining table and leads through to the garden room with patio doors to the garden. Upstairs, there are two double bedrooms and a

shower room. In addition, there is useful attic space, accessed by a pull down ladder from the landing, with two Velux roof lights and light and power connected. This room offers potential for a further bedroom, subject to planning.

To the rear of the cottage is a pretty, south-west facing garden with a paved patio leading off the garden room. A detached stone garden store provides a great space for storage and offers potential for conversion to a studio/office, subject to planning. The garden has been beautifully landscaped and planted by the current owner to provide a wonderful oasis in the heart of Bampton.

Services: Mains electricity, water and drainage.

Tenure: Freehold

Council Tax: Band B

Local Authority: Mid Devon District Council



Directions

From Tiverton, proceed north on the A396 towards Bampton. Upon entering the town, continue over the bridge into Brook Street where No. 32 will be found on the left-hand side, marked by a Seddons board.

Viewings

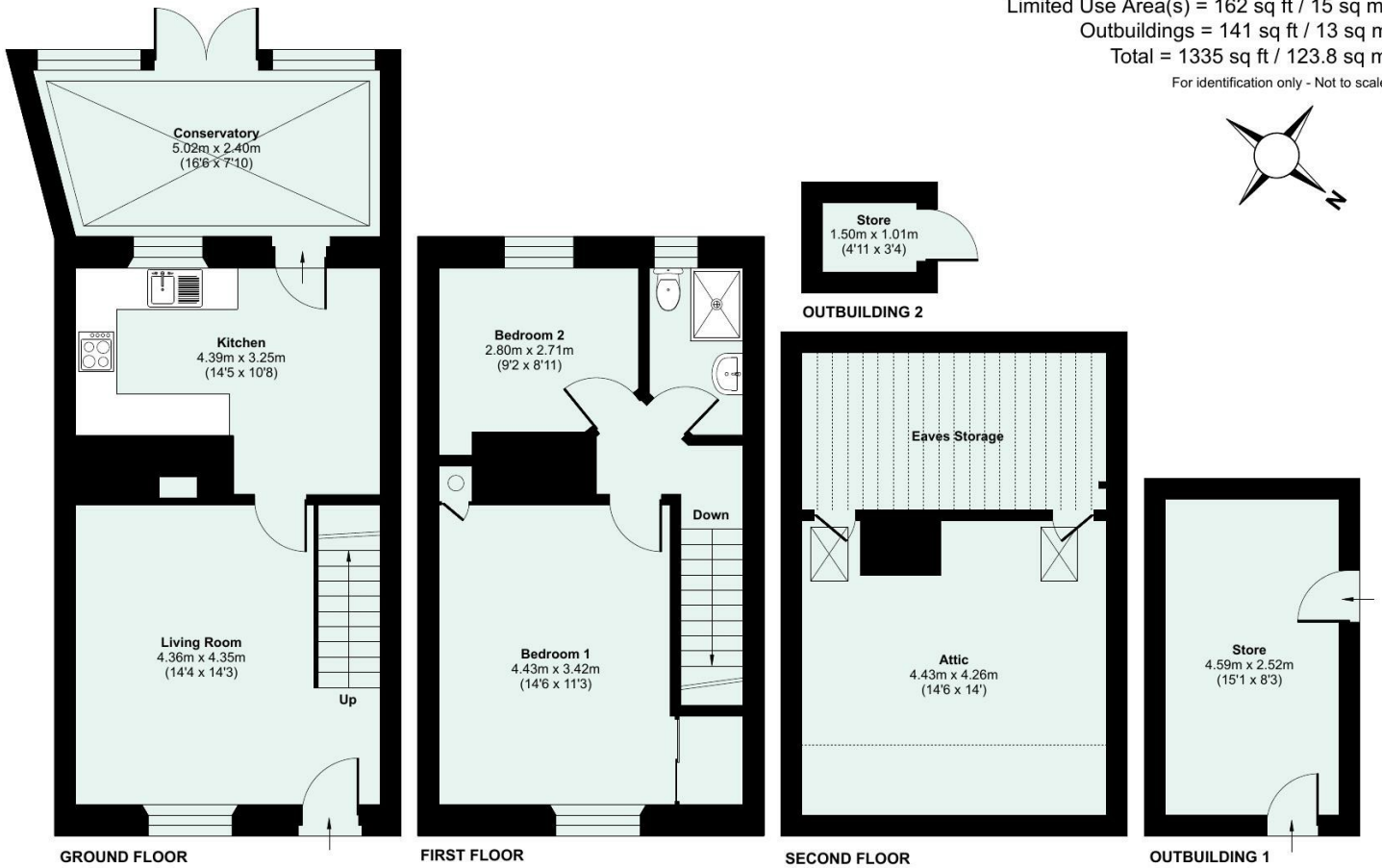
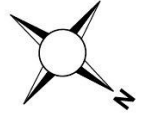
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1032 sq ft / 95.8 sq m
 Limited Use Area(s) = 162 sq ft / 15 sq m
 Outbuildings = 141 sq ft / 13 sq m
 Total = 1335 sq ft / 123.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1470175



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