



**Bampton Street, Tiverton EX16 6AL**



**welcome to**

## **Bampton Street, Tiverton**

Viewing is highly advised on this two-bedroom cottage located in a prime town centre location. The property briefly comprises of two bedrooms, kitchen/dine/living room, lounge with log burner. Converted loft spaces. Book to view now!

### **Description**

Fox & Sons are delighted to offer for sale this charming cottage. The property has a good size kitchen/dining/ living room with a wood burning stove. Completing the ground is floor is a cloakroom. On the first floor is a double bedroom and a spacious lounge/ bedroom. There is a family bathroom accessed from this room, with a bath with shower room. On the second floor are a further three areas. The first with roof light skylight to the front, spotlights, restricted head height. this leads to a second space where there is storage and a WC and wash hand basin. The third area has a double-glazed window to the rear, radiator and restricted head height. All in all, this property offers a spacious accommodation throughout, we recommend viewing early to avoid disappointment.

### **Entrance Hall**

Front door opening into hallway, stairs leading to the first floor, door into the kitchen and under stairs cupboard.

### **Kitchen/Diner**

Two double glazed windows to the side. Fitted kitchen with range of wall and base units. 1 & 1/2 bowl sink with drainer. Gas hob and oven, with extraction hood. Splash tiled back, larder cupboard door to boiler room. Fireplace with log burning stove, space for a dining table. Space for a fridge freezer and washing machine.

### **Boiler Room**

Radiator WC not in use. Wall hung central heating boiler.

### **Landing**

Stairs from the ground floor, doors to lounge and bedroom. Stairs to the second floor

### **Lounge**

Double glazed window to the side, radiator. Open fireplace with fire surround. door leading to the bathroom. Located on the first floor, this room is currently used as a lounge but could be an ensuite bedroom.

### **Bedroom**

Double glazed window to the front, radiator, open fireplace with fire surround and picture rails.





### **Bathroom**

Bathroom with double glazed window to the side, WC, wash hand basin, radiator. Freestanding bath with shower attachment. Storage cupboard.

### **Converted Loft Spaces**

The loft has been converted into three areas, the first with roof light skylight to the front, spotlights, restricted head height. this leads to a second space where there is storage and a WC and wash hand basin. The third area has a double-glazed window to the rear, radiator and restricted head height.

### **Agents Note**

We have been unable to verify permissions for an historical conversion conducted at the property. We ask that buyers make all necessary enquiries and satisfy themselves regarding the layout and access arrangements.



***view this property online*** [fox-and-sons.co.uk/Property/TVT105072](http://fox-and-sons.co.uk/Property/TVT105072)



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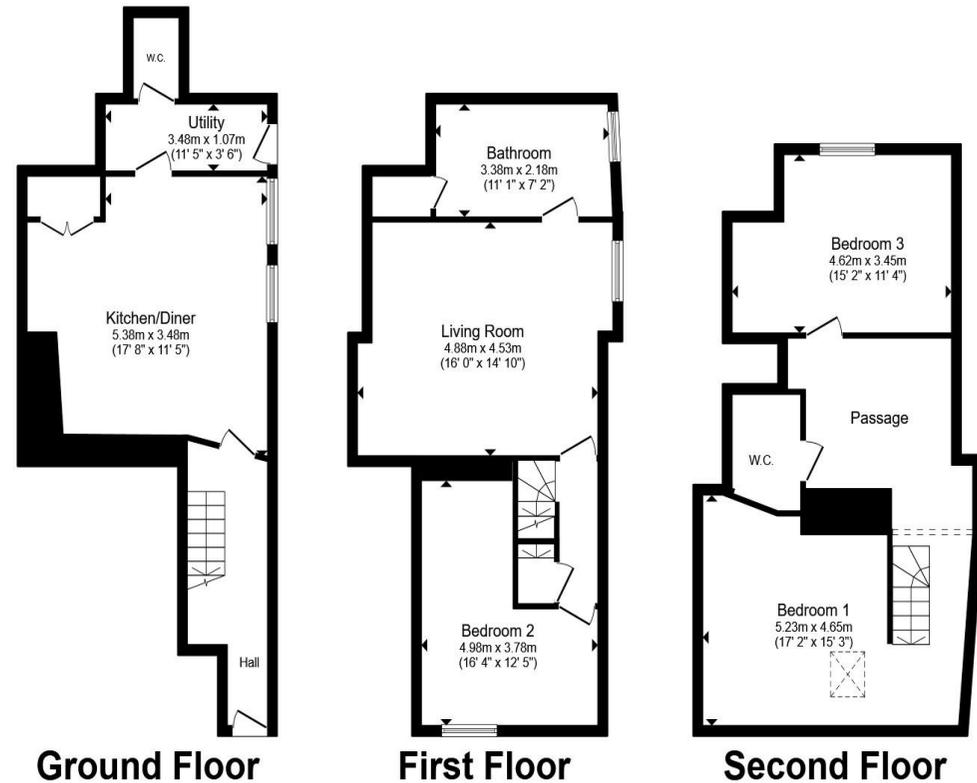
## Bampton Street, Tiverton

- Terrace Town House
- Large Kitchen/Diner
- Two Bedrooms
- Bathroom with freestanding bath
- Character Features

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

**£175,000**



Total floor area 148.6 m<sup>2</sup> (1,599 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT105072 - 0003

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