



## Scotts Quarry Quarryman Close, Bampton, Devon EX16 9FF Asking Price £325,000

A brand new three bedroom home situated within a select development just on the outskirts of Bampton.

- Brand New Home
- Bedroom One with Ensuite
- Potential to Convert Loft Space
- Semi-Detached
- Desirable Location
- Modern Fitted Kitchen with Appliances
- Three Bedrooms
- Underfloor Heating

## Description

A fantastic BRAND NEW three bedroom semi detached home, located in the desirable village of Bampton.

The property will benefit from a fully equipped kitchen with build in appliances, a spacious lounge diner with patio doors leading to the rear garden.

Upstairs the property has three bedrooms, Bedroom One benefits from an ensuite, Bedroom Two is a good sized double and Bedroom Three is a good sized single.

The family bathroom has a bath with shower over, WC and hand basin.

The rear garden will have a patio seating area with the rest laid to lawn. There will also be off road parking for two cars.

## Bampton

Scotts Quarry is situated in a very convenient location, just a short walk from many local amenities within the centre of Bampton. The village offers many independent shops including a bakery, a greengrocer, grocery store, butcher, local pubs and restaurants as well as a doctors surgery and primary school. Approximately 7 miles south of Bampton, Tiverton offers a wider range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

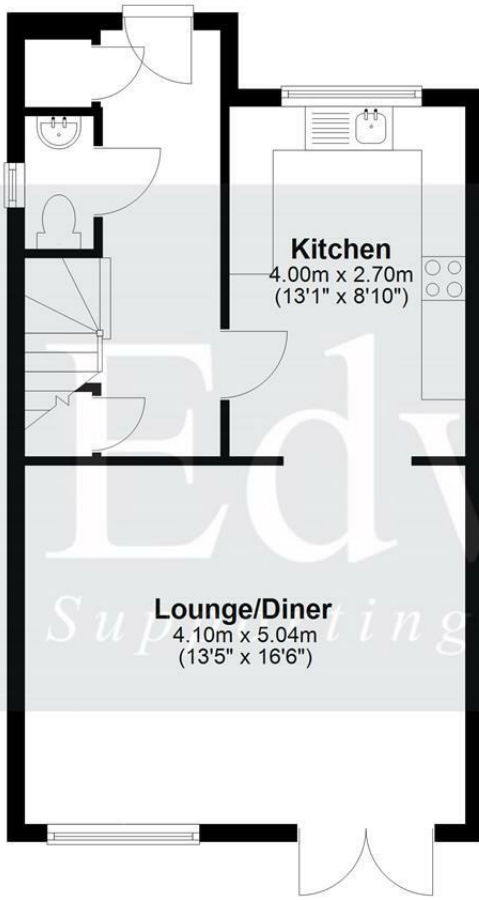
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





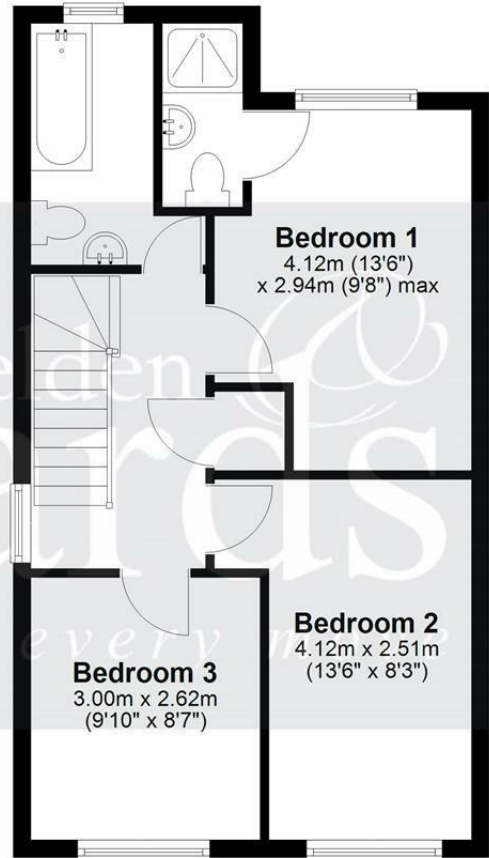
### Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



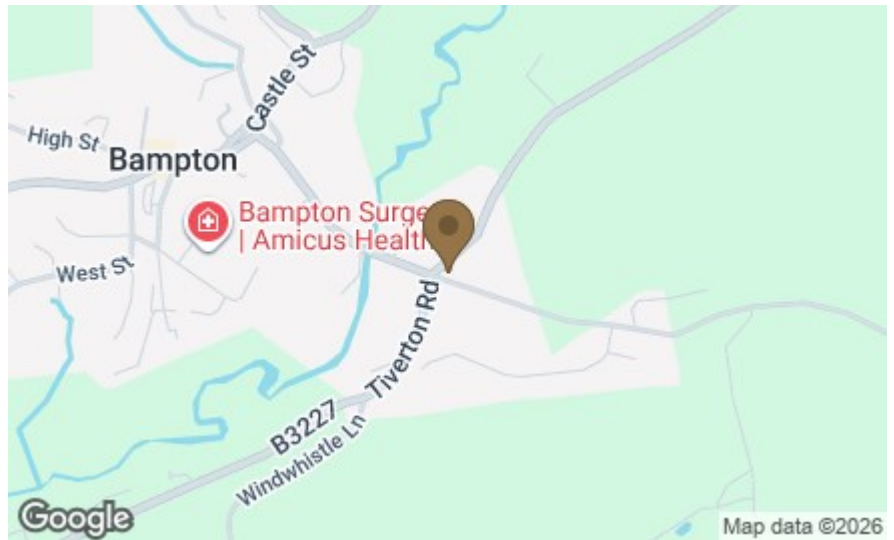
### First Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.4 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	