



# seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



## 12 New Buildings, Bampton, Tiverton, Devon, EX16 9LS

### Asking Price £198,000

- Sitting room
- Downstairs shower room
- Courtyard garden
- Double glazing
- Central, yet tucked away location
- Kitchen
- Two double bedrooms
- Garden store rooms
- Central heating
- Ideal first time buy or investment

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 12 New Buildings, Tiverton EX16 9LS

Ideal first time buy. Quietly tucked away on a pretty, no through side street in the heart of Bampton, a two bedroom, end-terraced period cottage with courtyard garden and offered in good condition throughout.



Council Tax Band: B



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## LongDescription

Quietly tucked away on a no through side street in the heart of Bampton, no. 12 New Buildings is ideally situated within walking distance of the many amenities that this charming country village has to offer, including some delightful shops, pubs and cafes, a 15th century church, primary school and doctors surgery. There is a regular bus service to the larger market town of Tiverton which lies 7 miles to the south. From Tiverton there is quick, dual carriageway access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station with a regular service to London Paddington in just over 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.

Number 12 is an attractive Victorian end-terrace cottage which is presented in good order throughout and benefits from lpg gas-fired central heating and double glazing. The ground floor comprises a sitting room with fireplace and woodburning stove, kitchen with fitted units incorporating an electric double oven with hob and extractor fan over, space and plumbing for dishwasher/washing machine and space for fridge. Rear hall with door to outside, shower room with a large shower, pedestal basin and WC. Stairs from the kitchen lead up to the first floor with two good sized double bedrooms. A hatch on the landing gives access to the roof space which is boarded and insulated.

To the rear of the property, there is an outside store room with the LPG gas-fired boiler, plumbing for a washing machine, light and power connected. In addition, there is a further workshop/store room, great for storage. The private courtyard garden has a raised flower border and provides a secluded place to sit or eat out.

Right of Way: The property benefits from a right of way over the neighbouring property's garden and through an alleyway to the street.

Parking: the property has no private parking, however, it is possible to park on the street and there is a public car park nearby, on the main street, next to the river.

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.

Tenure:  
Freehold

Council Tax Band:  
B

Local Authority: Mid Devon District Council

Services:  
Mains electricity, water and drainage connected. LPG gas-fired central heating.

Please note the EPC has been applied for.

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## Directions

From the Bampton Seddons office, proceed along Brook Street crossing over the bridge and take the next left into New Buildings. No. 12 will be found at the end of the terrace on the left.

## Viewings

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

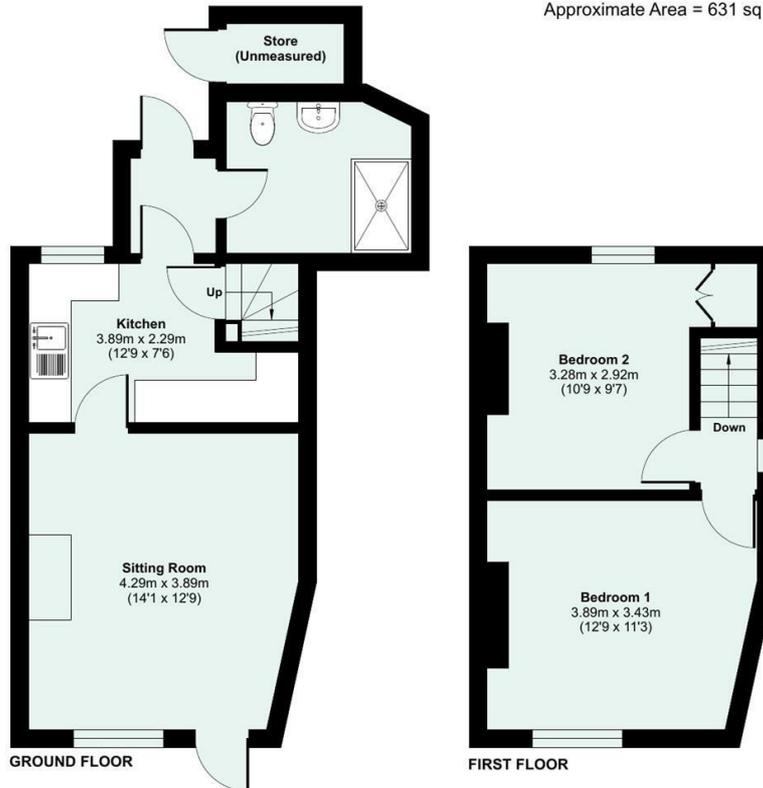
## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 631 sq ft / 58.6 sq m (excludes store)

For identification only - Not to scale



This floor plan was constructed using measurements provided to ©nichecom 2024 by a third party. Produced for Seddon Estate Agents LLP REF: 1112530