



**Haddon Heights, Elizabeth Penton Way, Bampton, Tiverton, EX16 9GA**



**welcome to**

## **Haddon Heights Elizabeth Penton Way, Bampton Tiverton**

Ready to occupy is this four double bedroom detached home with a bright open-plan living space with bi-fold doors, a stylish kitchen with integrated appliances, and two ensuites. Peace of mind with a new-build warranty. With front and rear gardens and double car-port for parking. NO CHAIN.

This detached four double bedroom home is arranged over three floors and offers spacious accommodation throughout. On opening the front door is an entrance porch which leads into an entrance hall with stairs to the first floor. On the ground floor you will find bedroom two with an ensuite shower room. There is a utility cupboard with plumbing and space for a washing machine. There is an understairs cupboard and a door to the carport.

On the first floor is a superb expansive open plan living/ dining room which flows seamlessly from the Kitchen. This room is light and bright with bi fold doors and soaring high ceilings. The Kitchen is very well equipped with a range of wall and base units and integrated appliances. From the kitchen is a door to the garden and a Bi fold window. Completing this floor is bedroom one which has an ensuite bathroom and a door to the garden.

Stairs lead to the second floor. Here you will find a further two bedrooms both of which are a generous size and benefit from eaves storage. Outside there is a front garden which is laid to lawn with hedgerow. This property benefits from a lawned garden, patio and decking. With the added benefit of a new-build warranty and no onward chain!

### **Need To Part Exchange?**

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- Move stress-free with 14 days access to your home post completion.
- Your sale won't fall through, Spring Part-Exchange is guaranteed.
- Terms & conditions apply

### **Entrance Porch**

Door and window to front. Double cupboard. Door to entrance hall.

### **Entrance Hall**

Understairs cupboard and utility cupboard with plumbing for a washing machine. Door to carport and stairs to first floor.

### **Bedroom Two**

12' 3" x 10' 8" ( 3.73m x 3.25m )  
Window to front, door to ensuite, TV point.

### **Ensuite**

Walk in shower, WC, wash hand basin, heated towel rail, shaver point, extractor fan.

### **Stairs To...**

### **Lounge/ Dining Room**

27' 2" Max x 19' 6" ( 8.28m Max x 5.94m )  
Large window to front and Bi fold doors to side.  
Opening to kitchen. High ceilings. TV point.





### **Kitchen**

15' 4" x 8' 6" ( 4.67m x 2.59m )

The kitchen has a range of wall and base units with worktop over. Bi fold windows to side and door to side. Built in double oven, hob, extractor hood, dishwasher, fridge/freezer and sink. Breakfast bar. Opening to lounge/diner.

### **First Floor Landing**

Two windows to side. Stairs to second floor. Door to bedroom one and bathroom. Opening to lounge/diner.

### **Bedroom One**

11' 9" x 13' 11" Max ( 3.58m x 4.24m Max )

Window and door to side. TV point. Door to ensuite.

### **Ensuite**

Window to rear. Bath with shower over, WC, wash hand basin, tiled, extractor fan.

### **Family Bathroom**

Bath with shower over, wash hand basin, WC, fully tiled.

### **Stairs To... Second Floor Landing**

Door to bedroom three and bedroom four. Cupboard.

### **Bedroom Three**

14' 7" Max x 13' 2" ( 4.45m Max x 4.01m )

Restricted head height. Velux window. Eaves storage, TV point.

### **Bedroom Four**

11' 4" x 13' 2" ( 3.45m x 4.01m )

Window to rear and velux window. Eaves storage. TV point.

### **Front Garden**

The front garden is laid to lawn.

### **Rear Garden**

The rear garden has a decked area, patio area and mainly laid to lawn.

### **Double Carport**

Door to entrance hall. Power and light.

### **Location**

Bampton has the attraction of a village life, but also easy accessibility to the countryside of Exmoor, Somerset and Mid Devon. Just a short drive away from Tiverton. Bampton benefits from a wide range of amenities, including a doctors surgery, chemist, shops, post office, butchers, bakers and more. The Swan , The Toucan Cafe and Bawdens are very popular eating establishments.

### **Office Hours**

Monday - Friday 9am- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed

### **What Three Words:**

w3w.co/matrons.blankets.cheerily

### **Agents Note**

We will endeavour to use the photographs/measurements of the actual property but may also show pictures/measurements of the show home, similar plots and/or computer generated images. Our virtual/360 tours will be of the development show homes. Floorplan images may be handed.

Reservation Fee Applies. Site management fee applies with is anticipated at £250 per annum.



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## Haddon Heights Elizabeth Penton Way, Bampton Tiverton

- Detached Home
- Modern Fitted Kitchen,
- Two Ensuite Bedrooms
- Front & Rear Gardens
- NEW HOME WARRANTY

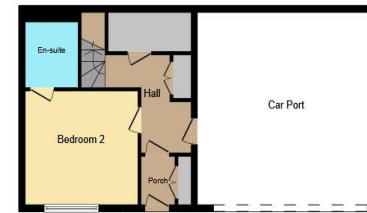
Tenure: Freehold

EPC Rating: B

Council Tax Band: F

guide price

**£625,000**



**Ground Floor**



**First Floor**



**Second Floor**

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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
TVT105930 - 0006

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