Guide Price £240,000

seddons









14 Luke Street, Bampton, Devon, EX16 9NF

- Central location, close to amenities
- Kitchen/breakfast room
- Bathroom
- Electric central heating
- Sitting room with woodburning stove
- Two double bedrooms
- Pretty walled garden and outbuildings
- NO ONWARD CHAIN

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

14 Luke Street, Bampton EX16 9NF

A charming two bedroom, terraced property with a delightful walled garden conveniently situated in the heart of Bampton. NO ONWARD CHAIN.

2 | 1 | 1 | F | Council Tax Band: B







Conveniently located in the heart of the charming village of Bampton, 14 Luke Street is just a short stroll from all the local amenities. The village offers an excellent selection of independent shops, welcoming cafés, a historic 15th-century church, a primary school, and a doctor's surgery.

The larger market town of Tiverton is approximately 7 miles to the south, providing convenient access to Junction 27 of the M5 motorway and Tiverton Parkway railway station, with regular direct services to London Paddington in around two hours. The surrounding area is renowned for its natural beauty, with Exmoor National Park only a few miles away and the stunning North Devon coastline reachable in approximately 40 minutes by car.

14 Luke Street is an attractive mid-terraced Victorian home with a generous walled rear garden. The accommodation comprises an entrance hall leading to a spacious sitting room featuring a bay window, a woodburning stove, and an understairs cupboard housing the hot water cylinder and electric flow boiler.

The kitchen/breakfast room is fitted with a range of contemporary units and includes an integrated fridge/freezer, dishwasher, electric oven, gas hob and extractor hood and there is space and plumbing for a washing machine. On the first floor, a galleried landing provides access to two well-proportioned double bedrooms, each with built-in hanging cupboards. The fully tiled bathroom is fitted with a bath with shower over, pedestal wash basin, WC, and heated towel rail.

Outside, the enclosed rear garden measures approximately 20m (65'7") by 3.5m (11'6"). It features a paved patio, lawn, brick-built storage shed, and an external WC, all enclosed by attractive stone walling.

The property does not include allocated parking; however, a public car park is conveniently located opposite, adjacent to The Swan pub.

Additional benefits include electric central heating, uPVC double-glazed windows, and a desirable central village location.

Services: Mains electricity, water and drainge. Heating by way of an electric boiler.
Tenure: Freehold
Council Tax: Band B
Local Authority: Mid Devon District Council



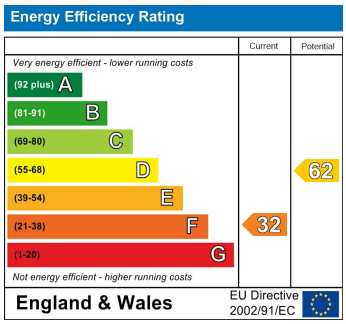
Directions

From Seddons office turn right out of the front door, proceed up to the junction and turn left. Follow the road through Newton Square (passing the Spar shop on the right) and continue into Luke Street and no. 14 will be seen a short distance along on the right hand side.

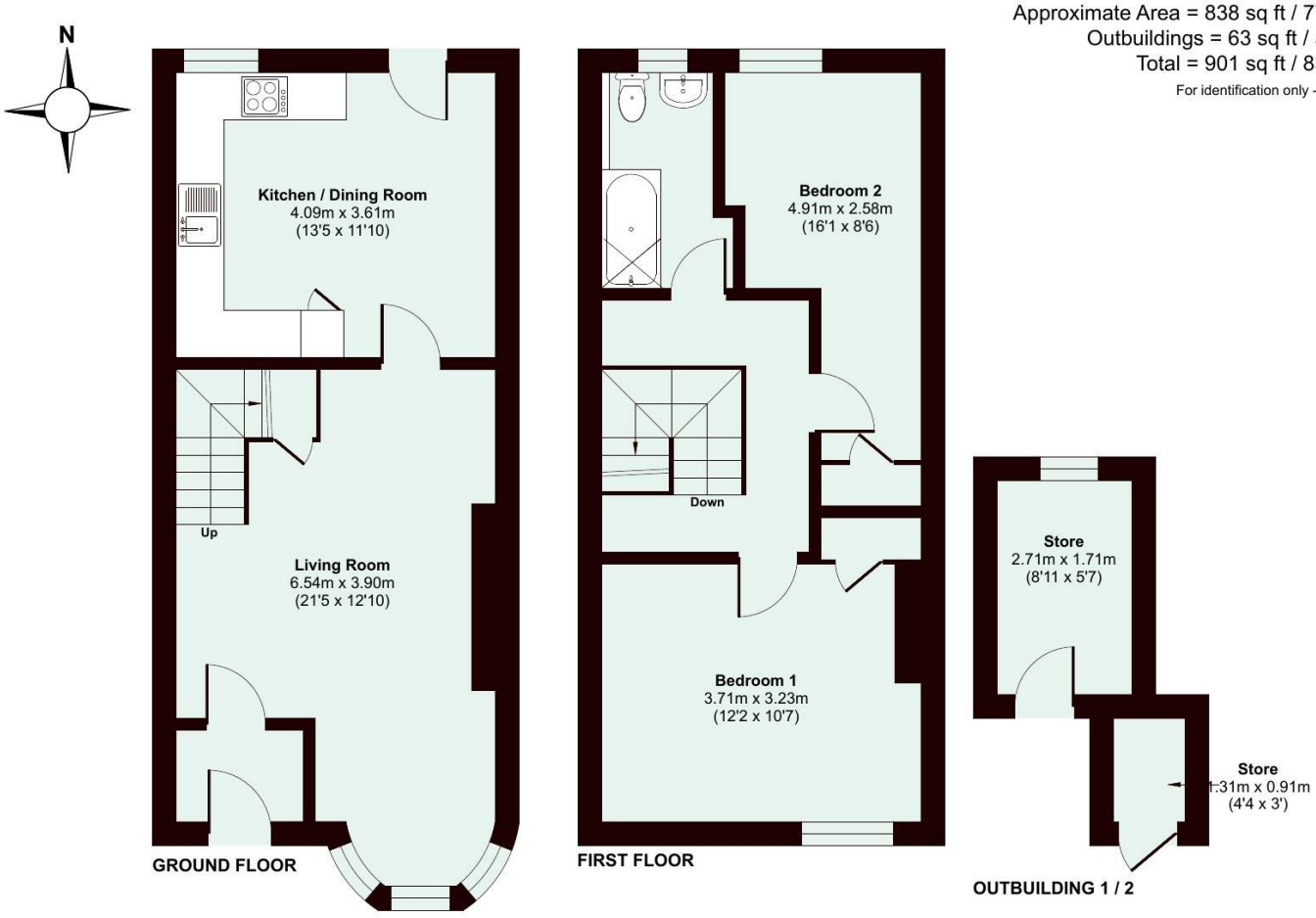
Viewings

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

EPC Rating:



Approximate Area = 838 sq ft / 77.8 sq m
Outbuildings = 63 sq ft / 5.8 sq m
Total = 901 sq ft / 83.6 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: 1494827





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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