



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



**welcome to**

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

Detached eco-friendly four-bedroom home - ready to occupy. Haddon Heights offers contemporary design, sustainable living, and countryside views. In brief there is an expansive open plan kitchen/living/dining room, bedroom one with dressing room & ensuite. Double carport. Front & rear gardens.

This striking home is entered via an entrance porch which leads into an entrance hall with stairs to the first floor. On the ground floor you will find bedroom one with an ensuite bathroom and dressing area. There is a further double bedroom or reception room which would work well as a home office. Completing the ground floor is a cloakroom and door to the carport. Upstairs prepared to be wow'd by the expansive open plan living/kitchen/dining room which really is the heart of this home. This room is light and bright with two bi fold doors and soaring high ceilings. The Kitchen is very well equipped with a range of wall and base units and a peninsula. There are integrated appliances and a utility room.

On this floor you will find a further two bedrooms both of which are a generous size, one with bi fold doors. Completing the first floor is a family shower room. Outside there is a front garden which is laid to lawn with hedgerow. This property benefits from a lawned garden to the rear and decking to the side. NO ONWARD CHAIN.

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### **Entrance Porch**

Door to front and door to hall.

### **Entrance Hall**

Door to bedroom one, bedroom two and cloakroom. Door to carport. Understairs cupboard. Stairs to first floor.

### **Cloakroom**

Wash hand basin, WC, extractor fan, spotlights.

### **Bedroom One**

12' 1" x 11' 3" ( 3.68m x 3.43m )  
Window to front. TV point, opening to dressing room.

### **Dressing Room**

7' 1" x 5' 8" ( 2.16m x 1.73m )  
Door to ensuite.

### **Ensuite**

Bath with shower over. Wash hand basin, WC, fully tiled, extractor fan, heated towel rail.

### **Bedroom Two**

12' 6" x 11' 3" ( 3.81m x 3.43m )  
Two double glazed window to front. TV point.

### **Stairs To First Floor Landing**

Doors to all rooms, cupboard.





### **Kitchen/ Dining/ Living**

18' 8" x 18' 1" ( 5.69m x 5.51m )

Two sets of Bi fold doors. Window to front. Door to utility room. The kitchen is equipped with a range of wall and base units with worktop over. Double oven, down draft hob, one and half bowl sink and drainer. High ceilings. Integrated fridge freezer.

### **Utility Room**

8' 2" x 4' 10" ( 2.49m x 1.47m )

Window to front. The utility room has a range of wall and base units with worktop over. Stainless steel sink and drainer. Space for washing machine and tumble dryer. Extractor fan. Spotlights.

### **Shower Room**

Wash hand basin, walk in shower, WC, shaver point, extractor fan.

### **Bedroom Three**

16' 2" x 8' 6" ( 4.93m x 2.59m )

Window to front. High ceiling, TV point, spotlights, loft hatch.

### **Bedroom Four**

12' 2" x 9' 8" ( 3.71m x 2.95m )

Bi fold doors to rear. Spotlights, TV point.

### **Front Garden**

The front garden is lawned. Steps to side leading to rear garden.

### **Rear Garden**

The rear garden has a paved area and mainly laid to lawn. Decking area to side.

### **Car Port**

Door into hallway. 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 doctor's 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.

### **Services**

These properties benefit from under floor heating and an air source heat pump.



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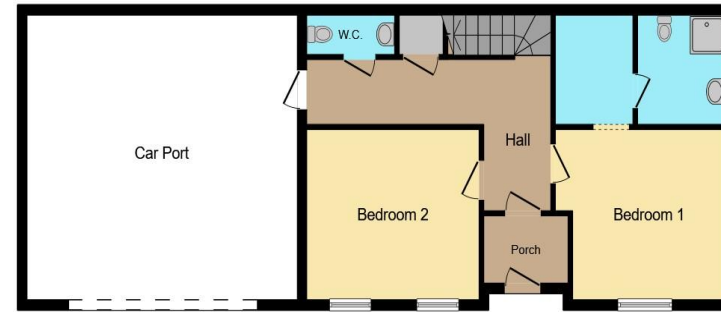
## Haddon Heights Elizabeth Penton Way, Bampton Tiverton

- Detached Four Bedroom Home
- Eco Friendly
- Large Open Plan Living areas
- Front & Rear Gardens.
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

guide price

**£550,000**



Ground Floor



First 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:  
TVT105928 - 0007

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**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16  
6AH



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