



seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



Oldstones Silver Street, Bampton, Tiverton, Devon, EX16 9NR

Offers In The Region Of £210,000

- Tucked away location in Bampton
- Sitting room with woodburning stove
- Two double bedrooms
- Courtyard garden
- No onward chain
- Entrance hall with cloakroom
- Kitchen
- Large bathroom
- LPG gas-fired central heating

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Oldstones Silver Street, Tiverton EX16 9NR

A charming period cottage with two double bedrooms and a courtyard garden, tucked away on a pretty side street in the heart of Bampton. NO ONWARD CHAIN.

2  1  1  D  Council Tax Band: B



Tucked away along a picturesque side street, Oldstones is a charming stone-fronted period cottage, ideally located just a short walk from the excellent amenities of Bampton. This thriving country town offers a variety of local facilities, including a doctor's surgery, primary school, independent shops, cafés, and two pubs. The larger market town of Tiverton lies approximately 7 miles to the south, providing a broader range of services, convenient access to the M5 motorway, and national rail connections via Tiverton Parkway, with direct services to London Paddington in around two hours. The stunning landscapes of Exmoor National Park, renowned for their outstanding natural beauty, are just 6 miles to the north.

Local Authority: Mid Devon District Council

Please see the floor plan for full details of the layout and dimensions of the accommodation.

This delightful cottage is well presented and full of character. The accommodation includes an entrance hall with a cloakroom and useful understairs storage. The spacious sitting room features a wood-burning stove and a door opens out to the courtyard garden. An archway leads through to a fully fitted kitchen, complete with an integrated electric oven and hob, along with space for a washing machine and fridge.

Upstairs, the first floor offers two generous double bedrooms and a spacious bathroom fitted with a bath, pedestal basin, WC, and ladder-style radiator. There is also a large walk-in airing cupboard housing the Glow Worm LPG gas boiler, providing additional storage.

Outside, the property benefits from a charming paved and gravelled courtyard garden, with a covered entranceway and access from Silver Street.

Services: Mains electricity, water and drainage. LPG gas (bottled) central heating.

Tenure:
Freehold

Council Tax:
Band B



Directions

From the Seddons Bampton office. Turn left out of the front door, then left again into Silver Street. The cottage will be seen a short distance along on the left, marked by a Seddons For Sale board.

Viewings

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

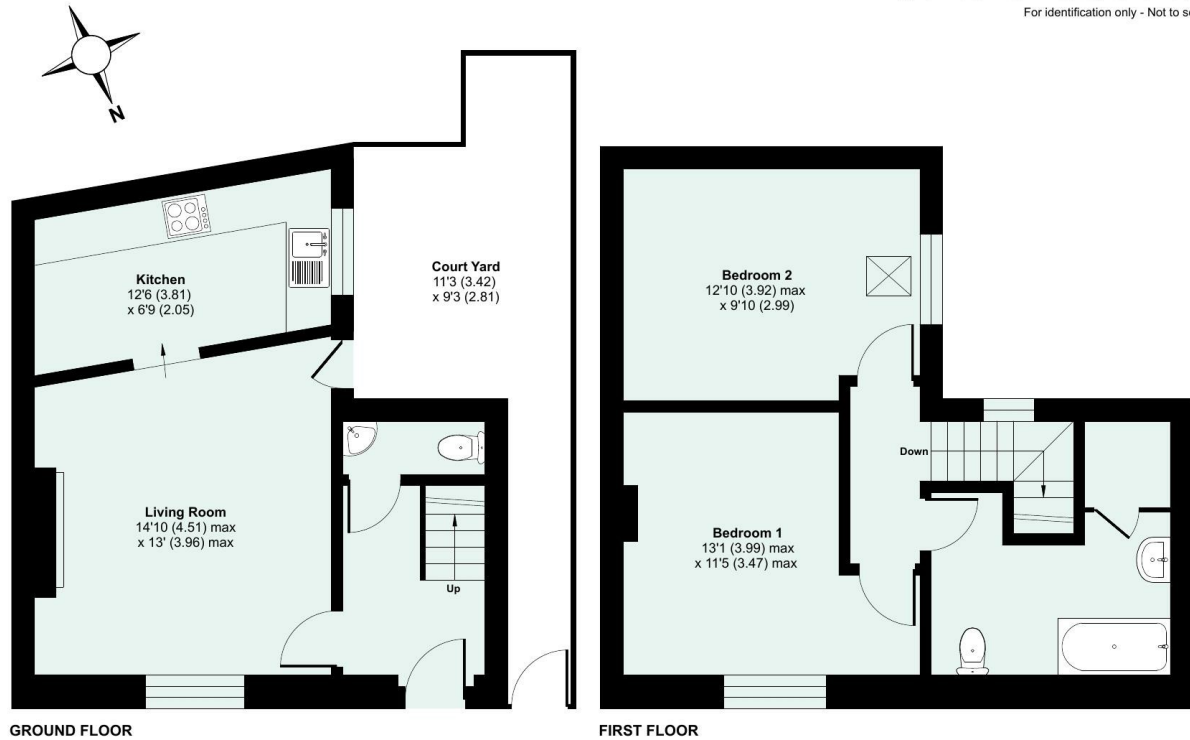
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 756 sq ft / 70.2 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: 1433666

