



**Brook Street, Bampton, Tiverton, EX16 9LU**

**welcome to**

## **Brook Street, Bampton Tiverton**

Spacious 5-bedroom terraced home in the heart of Bampton, ideal for families seeking flexibility and versatile multi-generational living with an annex. Featuring two kitchens, generous living areas, three bathrooms, enclosed rear garden and a loft conversion. Viewing is highly recommended!

This impressive five bedroom terraced home in the sought-after village of Bampton combines modern style with exceptional versatility, making it perfect for multi-generational living. Spread across multiple levels, the property offers generous living spaces and adaptable rooms to suit a variety of lifestyles. There are two entrances to the property, both at the front.

On the ground floor, there is a large lounge with a cloakroom. This could be used for a variety of purposes. There is a modern kitchen/diner with doors out to the rear enclosed garden. Completing the ground floor is a walk-in pantry, a double bedroom and utility/ laundry room.

Upstairs, a second kitchen/dining room is well presented and flows seamlessly through to the lounge. There is a bedroom on this level. Steps lead to the rear of the property where a further two bedrooms can be found. These are serviced by an ensuite shower room and family bathroom. Stairs lead to the second floor where a thoughtfully converted loft offers a large bedroom with eaves storage. This was previously used as lounge; it would make a great office.

The part-walled rear enclosed garden offers a high degree of privacy and is mainly laid to lawn with two raised beds ideal for growing veg and keeping chickens. There is a patio area and a path leading to a gravelled seating area, and two wooden sheds offering plenty of storage.

### **Entrance Porch**

Door to front, door to rear, door into inner hallway.

### **Hallway**

Understairs cupboard. Stairs with door to first floor. Door into bedroom and door into downstairs accommodation. Radiator.

### **Bedroom Three**

15' 6" Max x 12' Max ( 4.72m Max x 3.66m Max )  
Double glazed window to side. Radiator.

### **Sitting Room**

19' 5" x 18' 9" Max ( 5.92m x 5.71m Max )  
Single glazed windows to front. Double glazed window to side. Wooden door to front. Telephone point.

### **Cloakroom**

Wash hand basin, WC, extractor fan.

### **Kitchenette/ Dining/ living**

36' 1" Max x 15' 8" Max ( 11.00m Max x 4.78m Max )  
Two double glazed windows to rear. Door to rear garden. Door to utility and opening into office. There is base kitchen units with a stainless-steel sink with one bowl and drainer. Space for fridge freezer. Two radiators. Loft hatch.

### **Pantry**

11' 8" Max x 8' 11" Max ( 3.56m Max x 2.72m Max )  
Double glazed window to side.

### **Utility Room**

12' 1" Max x 7' 3" Max ( 3.68m Max x 2.21m Max )  
Double glazed window to rear. Door to courtyard.

### **Inner Courtyard**

Door to entrance porch and utility room. Outside storeroom and central heating boiler.





### **First Floor Landing**

Two double glazed windows to rear. Opening to kitchen. Door to bedroom and door to lounge. Stairs to top bedroom and understairs cupboard. Radiator. Two steps down lead to an inner landing. Doors to bedroom one, bedroom two and bathroom. Two cupboards, airing cupboard, radiator.

### **Bedroom One**

14' 10" Max x 10' 2" Max ( 4.52m Max x 3.10m Max )  
Double glazed window to rear. Built in wardrobes, radiator and TV point. Door to ensuite.

### **Ensuite**

Double glazed window to side. Large walk-in shower, wash hand basin with vanity, WC, heated towel rail, fully tiled, extractor fan.

### **Bedroom Four**

17' 6" x 7' 11" ( 5.33m x 2.41m )  
Double glazed window to rear. Built in wardrobes, radiator.

### **Bathroom**

Velux window with blind built in. Shower cubicle, wash hand basin, WC, built in sunken bath, fully tiled, heated towel rail, extractor fan.

### **Bedroom Five**

12' 11" Max x 9' 10" Max ( 3.94m Max x 3.00m Max )  
Double glazed window to rear. Radiator.

### **Kitchen/ Diner**

24' 5" Max x 10' 7" Max ( 7.44m Max x 3.23m Max )  
Double glazed window to front. Opening to lounge and space for a dining room table. The modern fitted kitchen has a range of wall and base units with worktop over and tiled splashback. Stainless steel one and half bowl sink and drainer. Built in fridge freezer, cooker with five ring hob and warming zone, extractor hood.

### **Lounge**

12' 4" Max x 17' 2" Max ( 3.76m Max x 5.23m Max )  
Double glazed window to front and side. Opening to kitchen/ diner. TV point. Two radiators.

### **Second Floor**

#### **Bedroom Two**

19' 5" Max x 23' 1" Max ( 5.92m Max x 7.04m Max )  
Restricted head height. Six Velux windows. Stairs from first floor landing. Down lighting and alcove lighting. Eaves storage. Radiator.

### **Rear Garden**

The part-walled rear enclosed garden offers a high degree of privacy and is mainly laid to lawn with two raised beds ideal for growing veg and keeping chickens. There is a patio area and a path leading to a gravelled seating area. There are two wooden sheds offering plenty of storage.

### **On Street Parking**

### **Location**

Bampton has the attraction of a village life, but also easy accessibility to the countryside, 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 and The Toucan Cafe are two very popular eating establishments. Tiverton, Exeter and Taunton are all easily accessible.

### **Office Hours**

Monday - Friday 9am- 5:30pm  
Saturday- 9am- 2pm  
Sundays - Closed



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## Brook Street, Bampton Tiverton

- Five Bedroom Terrace Home
- Multi-Generational Living
- Two Kitchens & Lounges
- Rear Enclosed Garden
- Village Location

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

**£450,000**



Total floor area 295.7 m<sup>2</sup> (3,183 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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