



Offers In The Region Of £320,000

3 Bedroom Semi-Detached House for sale

23 WOODLAND CLOSE, BAMPTON, TIVERTON



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SALES AND LETTINGS





## Overview

Nestled on the edge of the sought-after village of Bampton, near Tiverton, this superb semi-detached family home offers a prime address within a thriving community, perfect for those seeking a blend of countryside charm and modern convenience. Impeccably presented and built by the renowned Devonshire Homes, this property delivers 1,214 sq ft of thoughtfully laid out living space, combining comfort, functionality, and style.

SOME IMAGES HAVE BEEN DIGITALLY STAGED TO ASSIST THE BUYER



## Key Features

- LARGE SEMI-DETACHED HOME
- 3 DOUBLE BEDROOMS
- EDGE OF VILLAGE LOCATION
- CONSERVATORY
- INTEGRAL GARAGE
- FULLY DOUBLE GLAZED
- OIL CENTRAL HEATING
- WHAT3WORDS///aimless.colleague.dictation













Nestled on the edge of the picturesque village of Bampton near Tiverton, this generously proportioned three-bedroom semi-detached home is perfect for families and those seeking a welcoming village lifestyle. Constructed by the acclaimed Devonshire Homes in 2008 and offering approximately 1,214 sq ft of light-filled accommodation, this property presents modern comforts blended seamlessly with stylish finishes.

The property occupies a prime position within a small residential enclave, benefitting from excellent access to all Bampton has to offer. This thriving village community boasts a superb range of traditional amenities: enjoy friendly pubs, restaurants, independent shops, a doctor's practice, pharmacy, primary school, and the stunning 15th-century parish church - all within easy reach.

Upon entering, you are greeted by a spacious entrance hall complete with cloakroom and useful storage. The well-equipped kitchen/breakfast room enjoys integrated appliances and ample space for informal dining, while a bright and expansive lounge features French doors opening into the sun-soaked conservatory-perfect for relaxing or entertaining with tranquil garden views. From the hallway, direct internal access is provided to the integral garage.

Upstairs, three generously sized double bedrooms await, including a master bedroom with its own en-suite shower room. A contemporary family bathroom serves the additional bedrooms, providing comfortable convenience for family or guests. The property is further enhanced by oil-fired central heating and double glazing throughout, ensuring efficiency and warmth in every season.

To the rear, the south-facing, low-maintenance garden provides a true haven for outdoor living. Picture relaxing on the stylish paved patio, enjoying al fresco dining or lazy weekends on the quality artificial turf. Raised flower borders add colour and interest, while a timber shed offers valuable extra storage alongside external power and lighting. The garage boasts its own power supply, lighting, and plumbing-making it an ideal utility or hobby space-and there's off-road parking for two cars to the front.



Commuters and families will especially appreciate the property's excellent transport connections: Tiverton, a historic market town with extensive facilities, lies just 7 miles south and offers swift access to the M5 and direct rail links to London Paddington in just two hours. Outdoor enthusiasts will find themselves minutes from the breathtaking scenery of Exmoor National Park, just 3.5 miles away, and some of North Devon's charming beaches are within easy driving distance.

Offered in excellent condition and with everything needed for comfortable family life in a wonderful village setting, viewing of this delightful home is highly recommended. Discover the blend of countryside charm and modern convenience - arrange your visit today.

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# Floorplans





# Floorplans





# Floorplans



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
112.8 m<sup>2</sup>  
1214 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Marketed by EweMove Tiverton

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