



seddon's

4 Fore Street, Bampton, Devon, EX16 9ND



10 Woodland Close, Bampton, Tiverton, Devon, EX16 9DN

Guide Price £155,000

- Entrance hall
- Kitchen
- Second double bedroom
- Shared garden
- Letting potential - £765 pcm
- Sitting room
- Master bedroom with built in wardrobes
- Bathroom
- Parking space

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



10 Woodland Close, Tiverton EX16 9DN

Ideal first time buy or investment - yield over 5%! A modern ground floor flat on the edge of Bampton with one allocated parking space and a communal garden.



Council Tax Band: B



10 Woodland Close is a modern ground floor flat situated within a small residential area on the edge of Bampton. Built by Devonshire Homes in 2007, the property lies within easy walking distance of the village via a purpose built walkway. Bampton is a charming, sought after village with many amenities including popular pubs and cafes, butcher, baker, greengrocer, chemist, doctors' practice, Primary School, Post Office and lovely 15th Century Church. The market town of Tiverton is just a ten minute drive, lying 7 miles to the south with dual carriage way access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station which provides regular intercity services to London (Paddington 2 hours). The whole area is well known for its outstanding natural beauty with Exmoor National park just 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive.

The property briefly comprises of an entrance hallway with storage cupboard, open plan kitchen living room, two double bedrooms, the master with fitted wardrobe and a modern bathroom with shower over the bath. Heating is by way of Economy 7 night storage heaters.

Outside there is a communal garden with a shed for storage and one allocated parking space.

The property is offered with no onward chain.

Tenure: Leasehold 125 years from 1/12/2007

Service charge is £40.89 per month - this includes building insurance, all external upkeep of buildings / communal garden areas, parking, etc. It is provided by LIVE WEST.

EPC: C

Council Tax: B

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.



Directions

From Bampton proceed out of the town in the Tiverton direction. Take the second turning on the right hand side onto Woodland Close and follow the road around to the right. 10 Woodland Close will be seen a short distance along on the left hand side.

Viewings

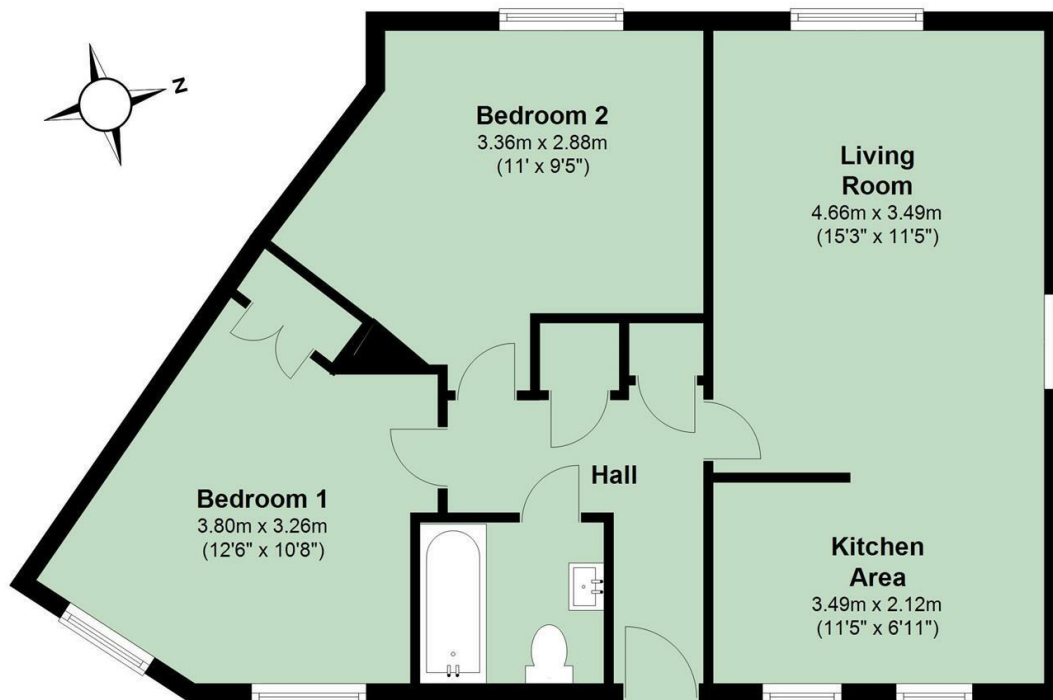
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

10 Woodland Close, Tiverton



Total Area(Approx 60.4sq/m 650.7sq/ft) includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC