

Guide Price £250,000



5 Market Close, Bampton, Tiverton, EX16 9NU

- Convenient location in Bampton
- Kitchen
- 3 Bedrooms
- Generous south facing garden
- Electric heating
- Sitting/dining room
- Conservatory
- Shower Room
- Garage and parking
- No onward chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

5 Market Close, Tiverton EX16 9NU

A three bedroom, semi-detached home with south facing garden, garage and parking conveniently situated in the heart of Bampton.



Council Tax Band: C



5 Market Close is a delightful semi-detached family home, conveniently situated within a short walk of all amenities. Bampton is a small country town offering some lovely independent shops, cafes, primary school, and a doctor's surgery. The larger market town of Tiverton is approximately 7 miles to the south, offering a wide range of facilities including supermarkets, secondary schools, a hospital, leisure centre, and golf course. Tiverton also provides convenient access to the A361 North Devon Link Road, the M5 motorway, and Tiverton Parkway railway station, with regular direct services to London Paddington in around two hours. The surrounding countryside is renowned for its natural beauty, with Exmoor National Park just a few miles to the north and the spectacular North Devon coastline within approximately 45 minutes' drive.

The property offers comfortable and well-proportioned family accommodation, complemented by a generous south-facing rear garden, driveway parking, and a garage. The ground floor comprises an entrance hall, a spacious sitting room with a large bay window, an open fireplace, and a useful understairs storage cupboard. The adjoining dining area enjoys sliding patio doors leading into the conservatory, creating an excellent space for entertaining or relaxing while overlooking the garden. The kitchen is fitted with a range of wall and base units and includes an electric cooker, fridge and there is space and plumbing for a washing machine or dishwasher. A door from the kitchen leads into the conservatory, which in turn provides access to both the rear garden and the garage. On the first floor, there are three

bedrooms, all accessed from the landing and served by a shower room.

Outside, the enclosed rear garden enjoys a sunny southerly aspect and is laid mainly to lawn with a paved patio and garden shed, providing an ideal space for outdoor dining. To the front of the property is a lawned garden and a driveway providing off-road parking. The attached garage benefits from an electric roller door, power supply, and internal access via the conservatory.

Please refer to the floor plan for room dimensions. Internal photographs have been taken using a wide-angle lens to better illustrate the size and layout of the accommodation.

- Tenure: Freehold
- Services: Mains electricity, water and drainage. Electric heating.
- Council Tax: Band C
- Local Authority: Mid Devon District Council



Directions

From the Seddons office proceed to the junction and turn left. Follow the road past the Spar shop and the car park then take the turning left into Station Road. Take the next right in to Market Close and number 5 can be seen a short distance along on the left hand side.

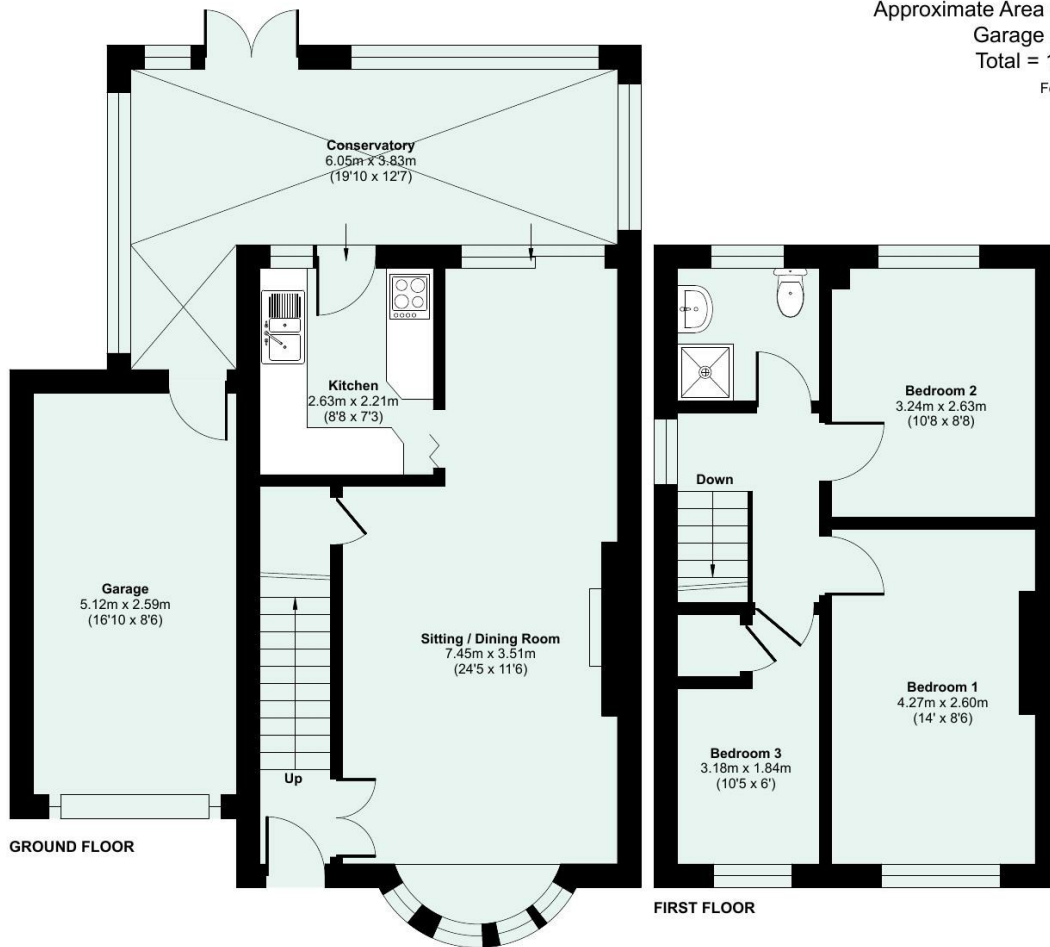
Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Area = 951 sq ft / 88.3 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1094 sq ft / 101.5 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: 1486781



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