Guide Price £265,000

seddons









4A Silver Street, Bampton, Devon, EX16 9NR

- Character cottage
- Quiet, secluded location
- Kitchen/breakfast room
- Bathroom and downstairs WC
- Oil-fired central heating
- Short, level walk to amenities
- Sitting room and conservatory
- 2 bedrooms
- Pretty garden
- Tiverton c. 7 miles

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

4A Silver Street, Bampton EX16 9NR

A charming two bedroom period cottage with delightful, secluded garden, quietly tucked away off a pretty side street in the heart of Bampton.

2 | 1 | 1 | D | Council Tax Band: B







Quietly tucked away in the heart of the small country town of Bampton, this charming 18th-century cottage enjoys a convenient central location, within easy walking distance of the town's excellent range of amenities, including independent shops, pubs and cafés, together with a primary school and doctors' surgery. The larger market town of Tiverton lies approximately 7 miles to the south, providing access to Junction 27 of the M5 via dual carriageway, as well as Tiverton Parkway mainline station, with regular intercity services to London Paddington taking around two hours.

Believed to date from the 18th century, the cottage offers deceptively spacious and characterful accommodation, retaining a number of attractive period features including wooden latch doors, alongside double-glazed hardwood windows and oil-fired central heating. A stable front door opens into the entrance area, with stairs rising to the first floor and a useful cloakroom tucked beneath. The kitchen/breakfast room is fitted with a good range of wall and floor units, incorporating an electric oven, with space for a washing machine and fridge freezer. The sitting room has a feature fireplace and an archway leads through to a conservatory, with double doors opening onto the garden.

On the first floor, the light and airy landing has a Velux roof light and airing cupboard with a radiator. There are two double bedrooms and a shower room.

The cottage is approached from Silver Street through a pedestrian door leading to a cross passage, with a wrought iron gate opening into a small courtyard in front of the property. To the rear is a pretty and secluded garden, laid mainly to lawn with an apple tree, timber garden shed and greenhouse. The property benefits from a right of way over the cross passage.

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

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired central heating.

Council Tax: Band B

Local Authority: Mid Devon District Council.



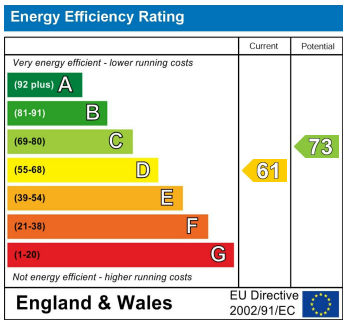
Directions

From Seddons office, turn left out of the front door, then left again into Silver Street. Proceed for a short distance until you see a brown door with 4 and 4a on it. Go through this door and the cottage will be found straight ahead, through a wrought iron gate on the right.

Viewings

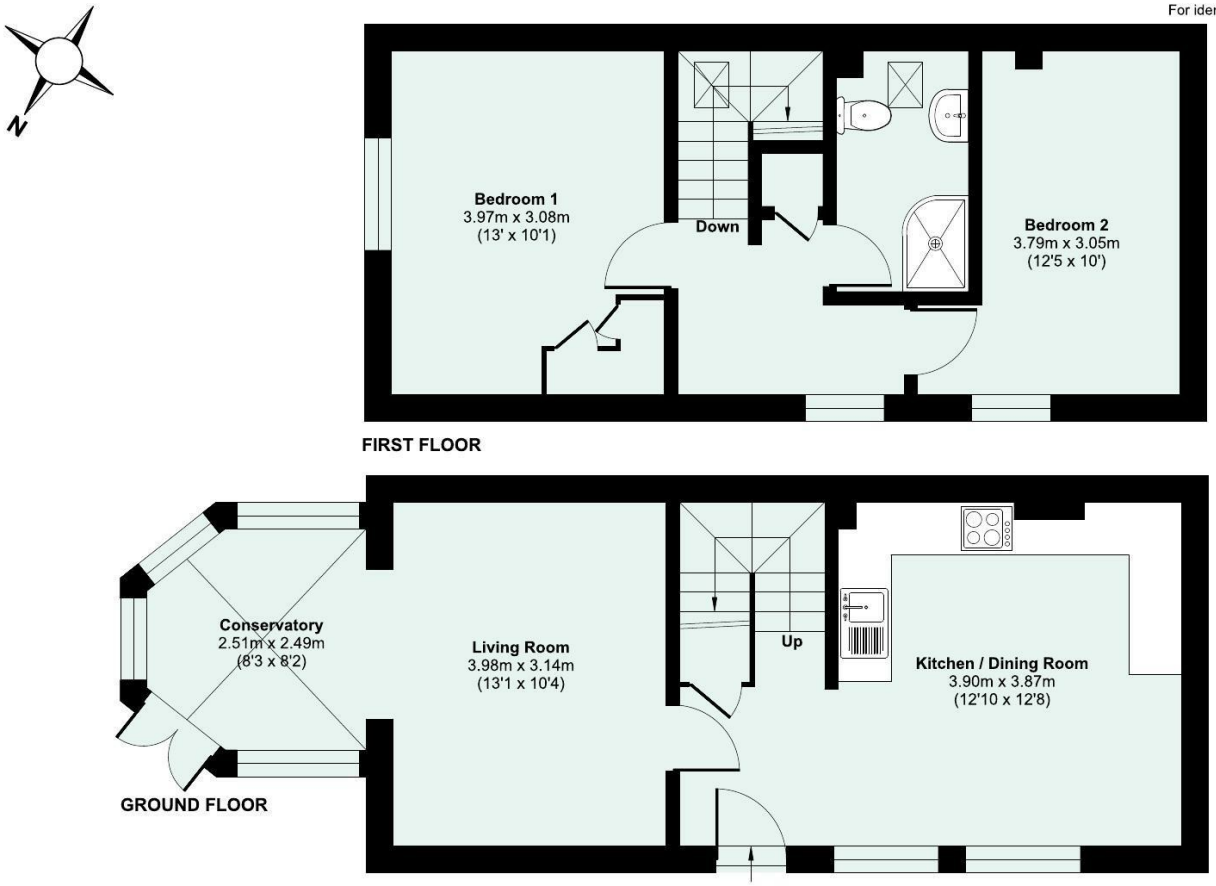
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:



Approximate Area = 820 sq ft / 76.1 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: 1523023





Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.