



Toll House 15 Briton Street, Bampton, EX16 9LN

Asking Price £195,000

- Totally detached
- Sitting with woodburning stove
- Downstairs WC and utility
- Double bedroom
- Small outside space to rear
- Grade II Listed character cottage
- Kitchen/ dining room
- Study/ bedroom 2
- Bathroom
- Parking space to front

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Toll House 15 Briton Street, EX16 9LN

NO ONWARD CHAIN. Beautiful detached Grade II Listed character cottage, situated in the heart of the picturesque village of Bampton within a short walk of amenities.



Council Tax Band: B



LongDescription

Located in a most convenient location on the southern edge of Bampton, the property lies within walking distance of the many amenities that this charming country village has to offer, including some delightful independent shops, pubs, cafes, primary school, doctors surgery and a beautiful 15th century church. There is a regular bus service to the larger market town of Tiverton which lies 7 miles to the south. From Tiverton there is quick, dual carriageway access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station. 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 Toll House is believed to have been one of four toll houses in the Bampton area, built in 1819 when the new Tiverton Road was completed, running along the river valley. Built of stone under a slate roof, this Grade II Listed detached cottage has a wealth of character and a pretty outlook over Bampton's main street. The property has in recent years been sympathetically refurbished throughout to provide a charming character cottage with parking to the front and a small outside space to the rear.

Inside, the accommodation comprises a delightful double aspect sitting room with an exposed stone wall and stone inglenook fireplace with woodburning stove and underfloor heating. Steps lead to the kitchen/dining room with Velux roof lights and fitted units incorporating a Belfast sink, double oven and hob. Leading off the kitchen is the study (or second bedroom) with roof light and there is a separate utility room and WC. A door leads to the small outside area, ideal for storing bins and bikes and providing rear access. Upstairs, there is a double bedroom with the original fireplace and an en-suite bathroom comprising a bath with shower over, basin in vanity unit and WC.

Outside, to the front of the cottage there is a cobbled area which the current owner uses for

parking. To the rear is a useful passageway/ yard with a wooden door giving rear access to the Old Tiverton Road.

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.

Services - Mains electricity, water and drainage. Central heating by way of propane gas-fired boiler.

Tenure:
Freehold

Council Tax:
Band B



Directions

From the Bampton Office proceed down the main street in the Tiverton direction crossing over the bridge into Briton Street. The Toll House will be seen straight ahead, at the end of the street, at the beginning of the Old Packhorse Way.

Viewings

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

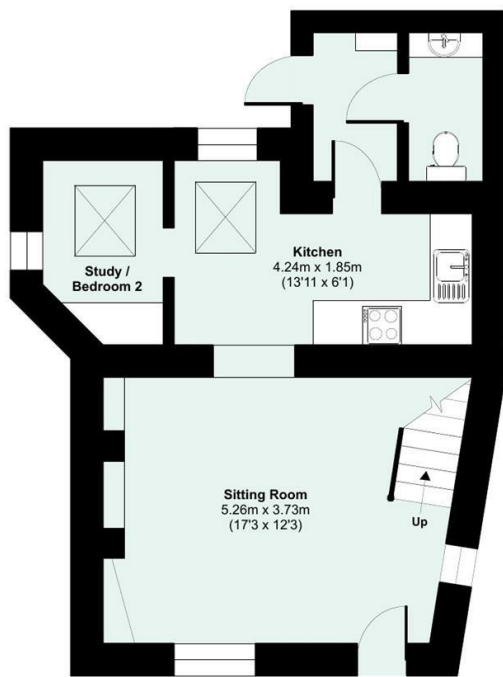
EPC Rating:

D

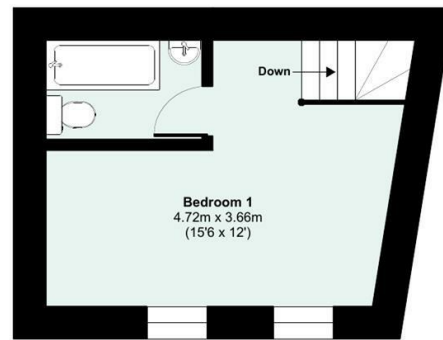
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 653 sq ft / 60.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2023. Produced for Seddon Estate Agents LLP. REF: 995169

