



**Elizabeth Penton Way, Bampton, Tiverton, EX16 9GA**



**welcome to**

## **Elizabeth Penton Way, Bampton Tiverton**

Detached three bedroom home with driveway & garage. In brief there is a modern kitchen with integrated appliances, utility room & cloakroom, two reception rooms. Also two double bedrooms & one single. Bedroom one with fitted wardrobes and en-suite shower room. Wrap around gardens.

Located in the village of Bampton is this detached three-bedroom family home. Which has been thoughtfully extended, set on a generous corner. Built in 2014 and significantly enhanced by the current owner, the property offers spacious accommodation throughout. On entering the property, you are greeted by an entrance hall which leads to all rooms. To the front aspect is a modern fitted kitchen with integrated appliances; complimenting this is a utility room.

To the rear of the property is a dining room which leads through to the extension. The lounge is light and bright, with two windows and a sky window. Doors lead to the rear enclosed garden. Completing the ground floor is a cloakroom WC and a storage cupboard. Upstairs, you will find two double bedrooms; bedroom one benefits from fitted wardrobes and en-suite shower room. Bedroom three is a single bedroom; completing the accommodation is a modern family bathroom.

Externally, the home benefits from driveway parking to the front and side, a garage with power, lighting and additional loft storage, and well-maintained enclosed gardens. The rear garden features paved seating areas, lawn, mature planting, fruit trees and multiple terraces.

### **Entrance Hall**

Has doors to the kitchen, dining room, and cloakroom, with stairs up to the first floor. Also has a radiator and an understairs cupboard.

### **Kitchen**

Double-glazed window to the front. Features a one and a half bowl sink and drainer, double eye-level oven and hob, with an extractor hood. Also integrated fridge/freezer and bins, with wall and base units, spotlights, splashback, and an archway through to the utility room.

### **Dining Room**

Features a double-glazed window to the rear, two radiators, and a walkway through to the lounge.

### **Lounge**

Features two double-glazed windows to the rear, with two radiators, a Velux skylight, double-glazed patio doors into the rear garden, and a TV point.

### **Cloakroom**

Has a double-glazed window to the front, with a radiator, a WC, a wash hand basin with cabinet, and is partially tiled.

### **Utility Room**

Features wall and base units, a radiator, space for a washing machine and tumble dryer, and an extractor fan. It is partially tiled and has spotlights.





### **Landing**

Doors to all first floor rooms, with a radiator, an airing cupboard, and a loft hatch.

### **Bedroom One**

Double-glazed window to the rear, with a radiator, built-in wardrobes, and a fitted dresser.

### **Ensuite**

Features a WC, a wash hand basin with cabinet, a wet room with shower, a heated towel rail, extractor fan, spotlights, shaver points, and has partial Aqua boarding.

### **Bedroom Two**

Double-glazed window to the front, with a radiator and TV point.

### **Bedroom Three**

Double-glazed window to the rear, with a radiator, TV point, and telephone point.

### **Bathroom**

Double-glazed window to the front, with a WC, wash hand basin, heated towel rail, a bath with shower over, an extractor fan, spotlights, shaver points, and is partially tiled.

### **Front Garden**

The front garden is a fenced in patio area with mature shrubs and an outside tap.

### **Rear Garden**

The rear garden is laid to lawn, with a water feature, seven steps up to patio area for seating, an outside shed, an area with apple, pear, and plum trees, mature shrubs border, and two gates either side for access to the front of the house.

### **Parking**

Has both garage and driveway parking.

### **Agents Note**

There is a management charge to Weldon & Edwards of £70 per year.



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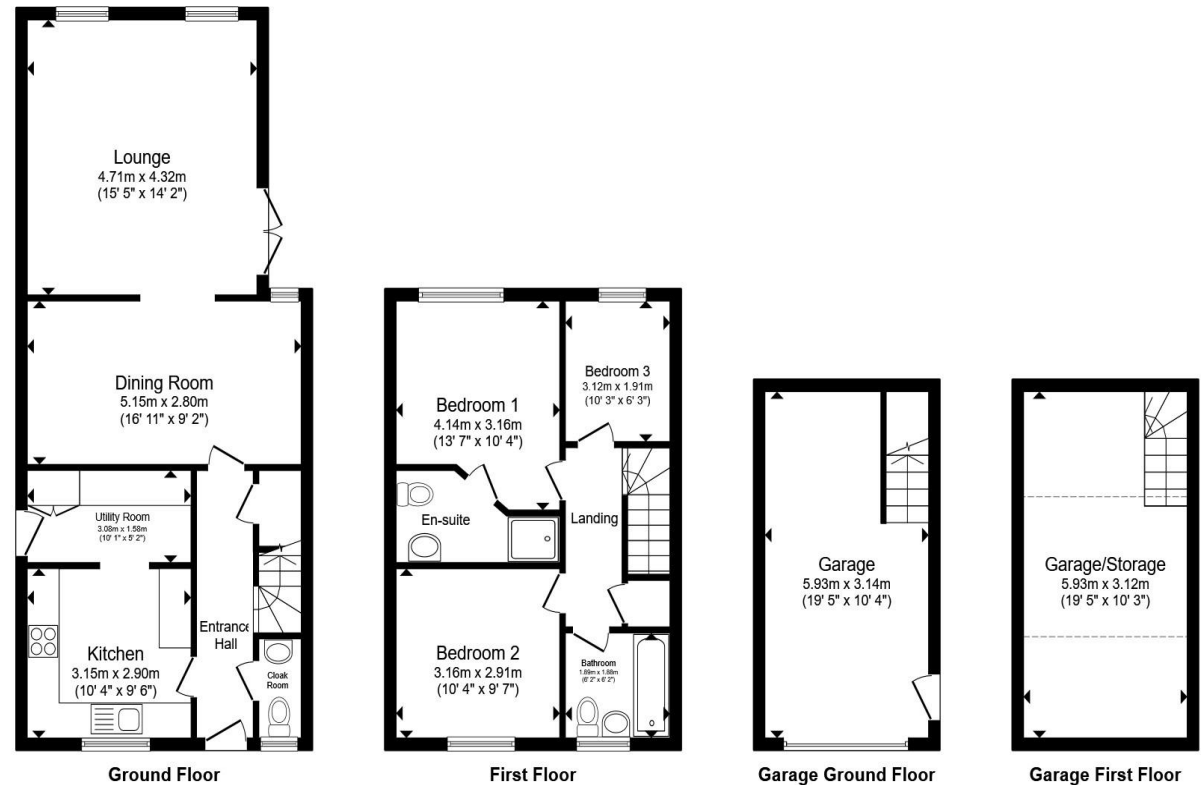
- Detached Three Bedroom Home
- Modern Kitchen, utility room & cloakroom
- Two Reception Rooms
- Wrap around enclosed gardens
- Garage & Driveway Parking

Tenure: Freehold

EPC Rating: C

Council Tax Band: C

**£350,000**



Total floor area 134.3 m<sup>2</sup> (1,446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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