



5 Elizabeth Penton Way, Bampton, Tiverton, Devon, EX16 9GA

Asking Price £275,000

- Energy efficient with solar panels
- Open plan kitchen/ sitting/ dining room
- En-suite shower room
- Landscaped garden with views
- Close to Primary School
- Entrance hall with cloakroom
- 3 bedrooms
- Family bathroom
- Garage and parking
- Good local amenities

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



5 Elizabeth Penton Way, Tiverton EX16 9GA

A modern, energy-efficient three-bedroom home with landscaped garden, garage, and parking near Bampton primary school.



Council Tax Band: C



LongDescription

Built in 2014 by the renowned developer Devonshire Homes, this delightful end of terrace family home is situated on the peaceful Meadow View development, conveniently located on the outskirts of the picturesque village of Bampton.

The property offers well-presented accommodation comprising an entrance hall with a cloakroom, and a spacious sitting/dining room featuring a wood-burning stove and French doors opening onto the rear garden. The stylish kitchen is fitted with sleek high-gloss units and a range of integrated appliances, including a Smeg double oven with halogen hob and extractor, a fridge/freezer, and space for both a washing machine and dishwasher. Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room. There is a further double bedroom, a generously sized single bedroom, and a contemporary family bathroom complete with a power shower over the bath.

Designed with efficiency in mind, the home boasts solar panels, a fully insulated loft, oil-fired central heating, a wood burning stove and double glazing throughout.

The landscaped rear garden is low-maintenance, with a raised patio and adjoining decking, perfect for alfresco dining while enjoying the lovely views of the surrounding hills, steps lead down to an enclosed garden area. To the side, you'll find the oil tank, convenient side access to the front, and a door to the garage.

Ideally located for the village primary school and within walking distance of Bampton's many local amenities including a doctors surgery, library, cafes, pubs and restaurants and some lovely independent shops. The market town of Tiverton lies just seven miles to the south, providing access to the A361 North Devon Link Road, Junction 27 of the M5 Motorway, and Tiverton Parkway mainline station with direct services to London Paddington in approximately two hours.

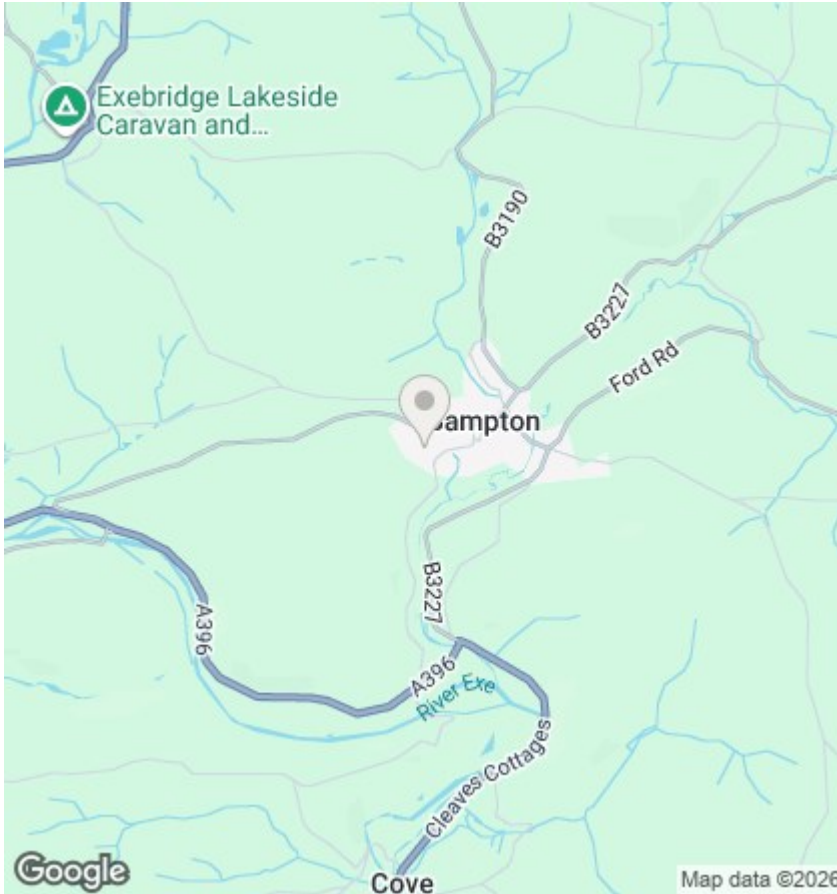
Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

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

Tenure: Freehold

Council Tax: C

Local Authority: Mid Devon District Council



Directions

From Seddons office in Bampton, proceed to the junction and turn left. Follow the road, past the Spar on your right and take the second left turning past the car park. Proceed down the road and turn right into School Close, continue to the end of the close and turn left into Elizabeth Penton Way. Number 5 will be found a little further on, on the left.

Viewings

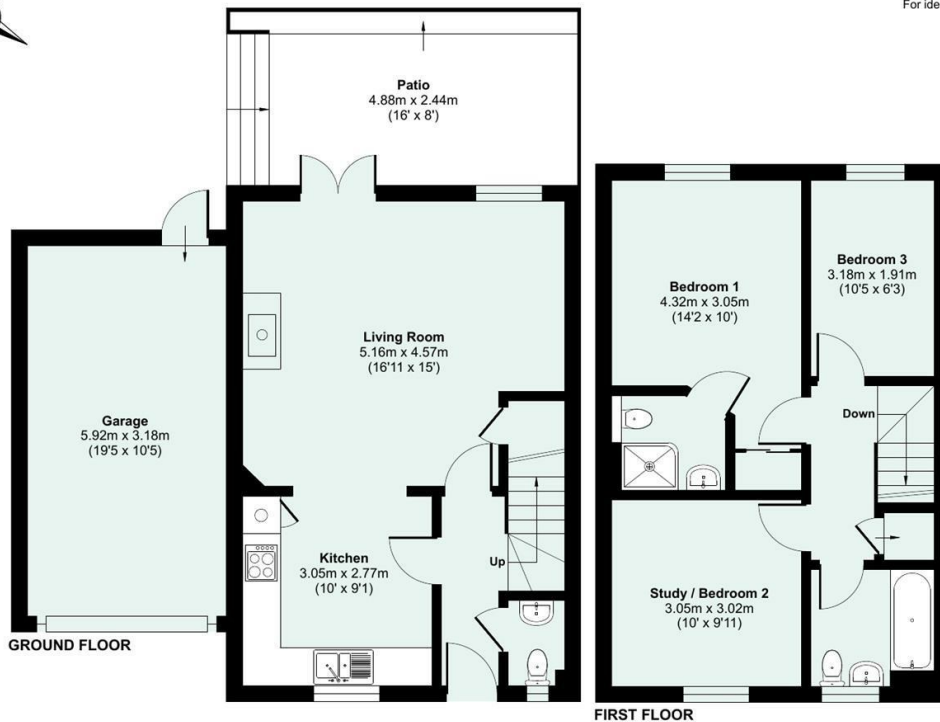
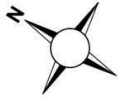
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	91
(69-80) C			
(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	

Approximate Area = 887 sq ft / 82.4 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1092 sq ft / 101.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Seddon Estate Agents LLP. REF: 1089575

