

New Pin Cottage, 54 Brook Street
Bampton, Devon, EX16 9LY

£255,000
Guide Price



 2  1  1 **EPC E**





- NO ONWARD CHAIN
- Sitting / dining room with woodburning stove
- Kitchen
- 2 double bedrooms
- Potential for attic bedroom & bathroom (subject to planning)
- Study/ nursery
- Bathroom
- South facing garden
- Oil-fired central heating



Would you like to have a look?

Contact our Bampton office

01398 332006

bampton@seddons.com

A charming two bedroom cottage with a south facing garden situated in the heart of Bampton.



The Property

A most charming period cottage with a delightful outlook to the rear over the south facing garden and a neighbouring orchard beyond. Situated in the heart of the historic village of Bampton, the property is ideally placed within easy reach of all the shops and amenities.

Set back from the street by a small front garden behind iron railings, the cottage is approached through a gate shared with the neighbouring property, down two steps to the front door.

Inside, the light and airy accommodation comprises a spacious sitting room with a fireplace and inset woodburning stove and bi-fold doors lead on to the south facing terrace and garden. The kitchen is well equipped with fitted units incorporating a Neff electric oven with halogen hob, dishwasher, washing machine, space for fridge/freezer, oil-fired boiler, traditional built in dresser and door on to the garden. Upstairs, leading off the landing, there are two double bedrooms, a study/ nursery and a smart bathroom comprising a bath with shower over, basin set in vanity unit and WC. The property benefits from new double glazed windows to the bedroom and bathroom to the rear. There is potential to create a third bedroom and bathroom in the roof space, subject to planning.

To the rear of the cottage is a good sized, south facing garden with a patio area, flower and herbaceous beds and borders, a timber garden shed and the oil storage tank.

Bampton is a charming, historic village with some lovely shops and great places to eat as well as a primary school, doctors surgery and a lovely c.15th century church. The larger market town of Tiverton lies 7 miles to the south with dual carriage way access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station which provides regular intercity services to London (Paddington 2 hours). The whole area is well known for its outstanding natural beauty with Exmoor National Park just a few miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive away.

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.

Tenure

Freehold.

Utilities

Mains electricity, water and drainage connected.

Council Tax

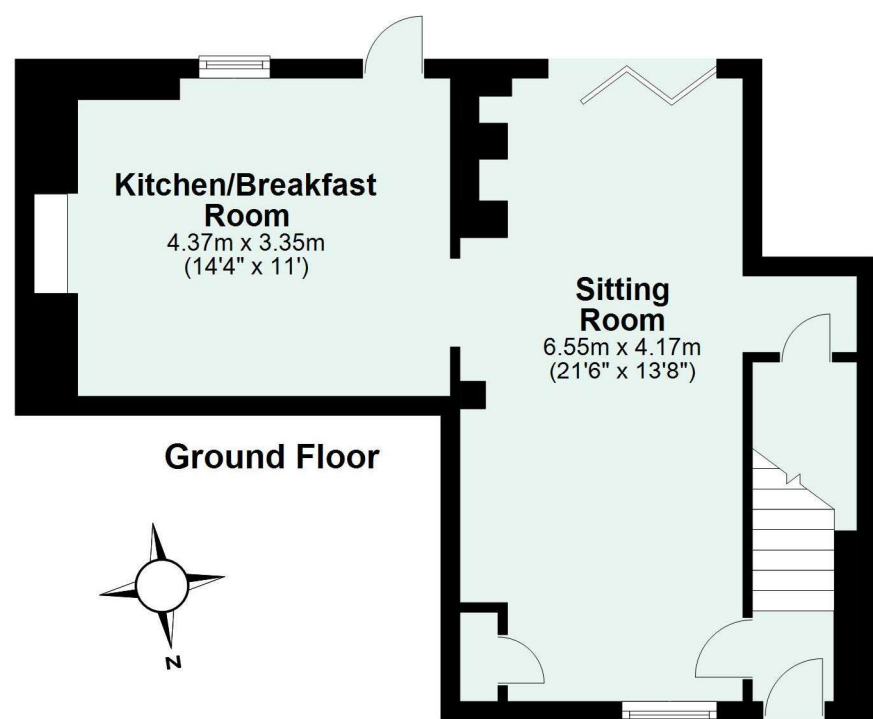
Band C

Directions

From Seddons office on foot, turn left out of the front door, down the main street, pass the Spar on the left, and the property will be found a little further along on the right.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 85.5 sq. metres (920.5 sq. feet)

Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure 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.