

63 Bampton Street
Tiverton, Devon, EX16 6AL

£162,500
Guide Price



 4  1  2 **EPC E**





- Neighbouring the centre of town
- Potential rental income £790 per Calander month
- Potential 5.6% yield
- 4 double bedrooms
- 2 bathrooms
- Courtyard
- Sitting room
- Utility room



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

A four-bedroom terraced house with a courtyard, neighbouring the centre of Town.



The Property

Situated just a minutes' walk from the centre of town is 63 Bampton Street. The property offers a good opportunity for any investors or would be ideal for a first time buyer.

As you enter the property you walk into the light hallway which leads to the sitting room (on the left) and the kitchen at the end of it. The sitting room is at the front of the property and has a central electric fireplace, a large sash window and a built-in storage cupboard.

The kitchen is a good size with up to date units and plenty of counter top space. There is an electric oven and hob integrated and room for a free standing fridge/ freezer. There is also a nice little bit of character with the window seat that looks out onto the courtyard. The kitchen adjoins a small utility area where there is plumbing for a washing machine, the back door giving access to the outdoor space. From here leads to the downstairs shower room with a toilet.

On the first floor are two bedrooms and a bathroom. The larger of the rooms on this floor has useful storage space is and is set to the front, whilst the other room sits to the back of the property.

Up on the top floor is bedroom two and three, both are a good size and have Velux windows to let the light in.

The property is situated in Tiverton, an ancient market town with plenty of local amenities including an updated leisure centre, schools, cafes, and restaurants.

Utilities

Mains electricity, water, and drainage

Council Tax

Band A

Directions

From the market car park, turn right into Newport Street and then turn left into Bampton Street. The property will be seen on the right.

Council Tax

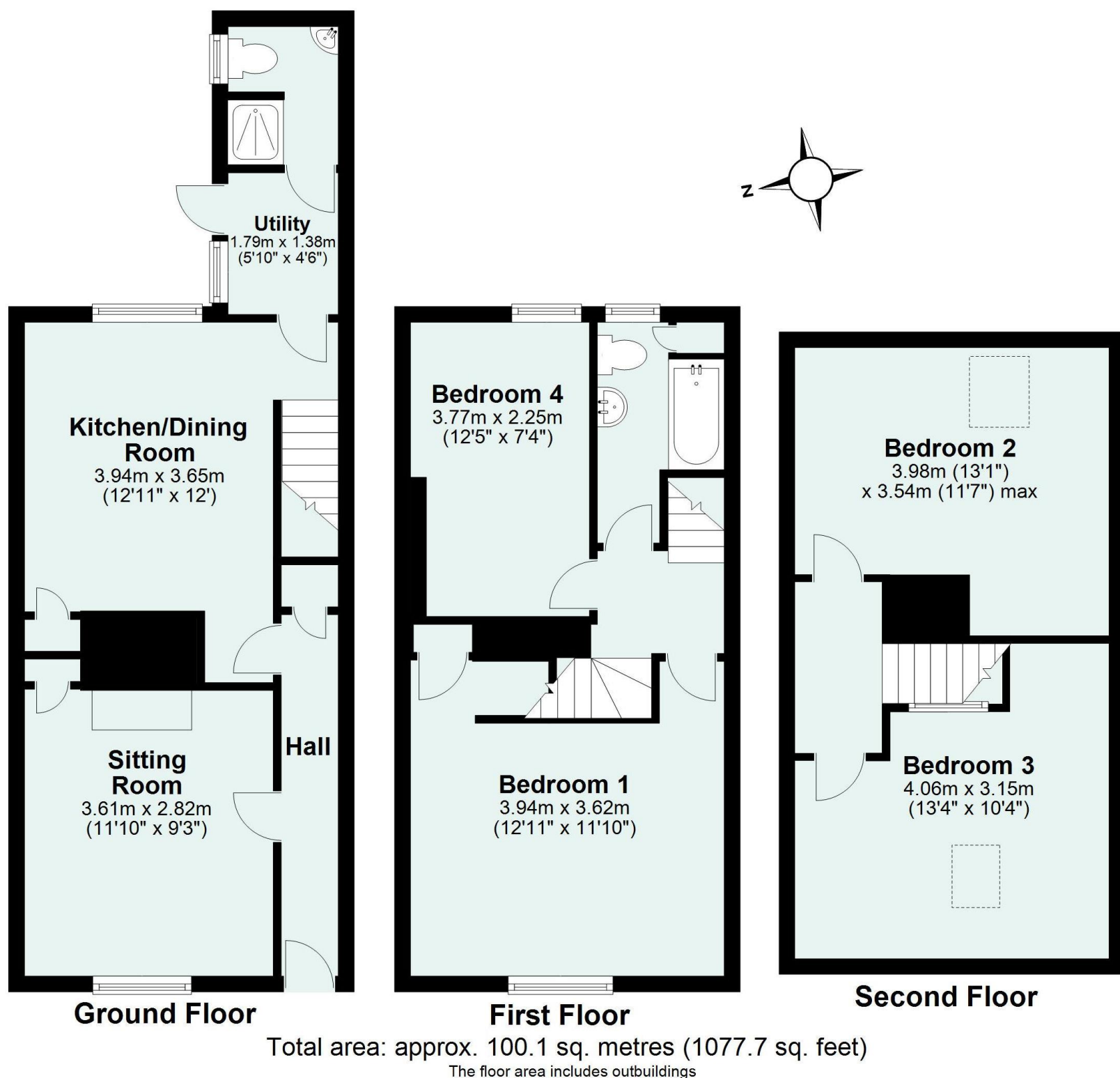
Band A

Tenure

Freehold

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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.