

4 Ashleigh Park
Bampton, Tiverton, EX16 9LF

£475,000
Asking Price



 4  2  2 **EPC D**





- NO ONWARD CHAIN
- Incredible views
- 1,354 sq ft accommodation
- Sitting room and dining room
- Kitchen
- Four bedrooms, two bathrooms
- Double garage and parking
- Mature gardens
- Quiet, cul-de-sac location
- Walking distance to amenities
- Tiverton c. 7 miles



Would you like to have a look?

Contact our Bampton office

01398 332006

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This delightful detached 4 bedroom bungalow has stunning far reaching views and is quietly tucked away in the corner of a sought after cul-de-sac within walking distance of amenities.



Tucked away at the end of a peaceful cul-de-sac, No. 4 Ashleigh Park is a spacious detached bungalow offering stunning, far-reaching views across Bampton, and the surrounding hills and countryside. This desirable location provides both privacy and convenience, making it a perfect retreat.

Ashleigh Park is a small and exclusive collection of homes, set in an elevated position on the edge of Bampton. A handy footpath leads directly into the heart of the village, where you'll find a delightful selection of independent shops, cozy pubs, and inviting cafés. Bampton's rich history is reflected in its 15th-century church, while practical amenities such as a primary school and a doctor's surgery add to its appeal.

For broader services, the market town of Tiverton is just seven miles away, offering access to the M5 motorway (Junction 27) and Tiverton Parkway station, which provides direct intercity links to London Paddington in around two hours. With Exmoor National Park just a short drive to the north and the stunning beaches of North Devon within easy reach, the area is renowned for its outstanding natural beauty.

Built approximately 40 years ago, this well-proportioned bungalow boasts a thoughtful layout designed for comfortable living. A useful entrance porch leads through to the welcoming entrance hall and a bright and airy double-aspect sitting room features a fireplace with French doors opening onto the garden.

A set of double doors leads through to the separate dining room, which also enjoys direct access to the garden via patio doors with superb views. The double-aspect kitchen has ample fitted units, a gas oven and hob and a convenient door leads to outside.

The property offers three generous double bedrooms, including a spacious principal bedroom with an en-suite shower room. A fourth single bedroom provides flexibility, making an ideal home office or study. A family bathroom serves the remaining bedrooms.

Approached via wrought iron gates, the paved driveway provides ample parking and leads to a detached double garage, complete with light, power, and a side entrance. The wrap around gardens are mostly laid to lawn, with a paved pathway wrapping around the bungalow. Between the bungalow and the garage is an established vegetable patch with a greenhouse.

Utilities

Mains water, drainage and electricity. Oil fired central heating.

Tenure

Freehold

Council Tax

Band F

Local Authority

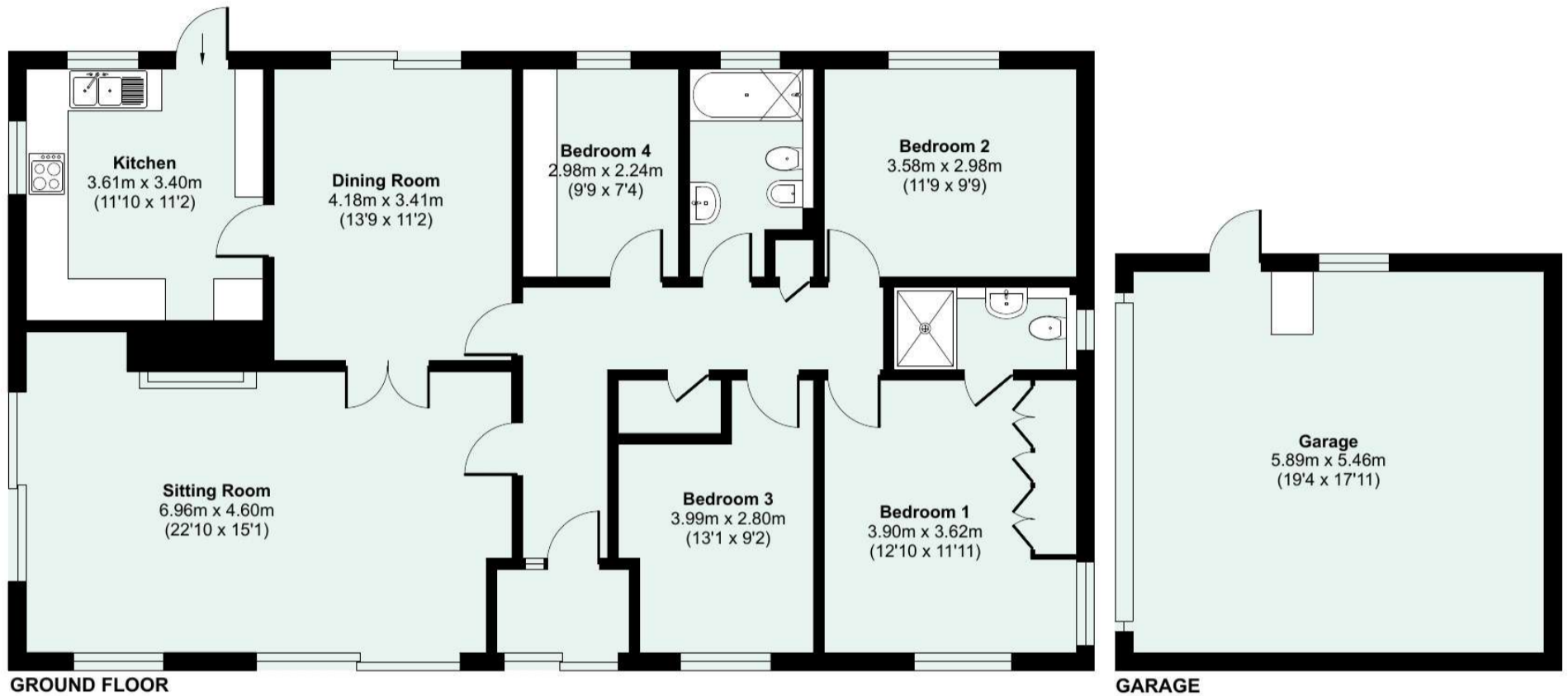
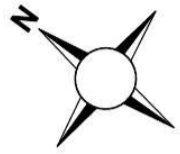
Mid Devon District Council

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

4 Ashleigh Park, Bampton, Tiverton, Devon, EX16 9LF

Approximate Area = 1354 sq ft / 125.7 sq m
Garage = 346 sq ft / 32.1 sq m
Total = 1700 sq ft / 157.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Seddon Estate Agents LLP. REF: 1251482



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Mortgage required?

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