



**La Roche, Lords Meadow Lane**

Bampton | Devon | EX16 9NY





## NO ONWARD CHAIN.

Fantastic opportunity to acquire a spacious, detached four-bedroom bungalow with a double garage, ample parking and a large garden, tucked away in the heart of Bampton within a short, level walk of amenities.

- Detached Bungalow
- Four Bedrooms & Two Bathrooms
- Spacious Sitting Room & Conservatory
- Modern Fitted Kitchen
- Separate Dining Room
- Double Garage & Ample Parking
- Generous Garden Plot
- Walking Distance to Amenities
- Oil-fired Central Heating

Asking Price £530,000

Bampton

01398 332006

[bampton@seddons.com](mailto:bampton@seddons.com)





## The Property

La Roche occupies a peaceful, tucked-away position on a private lane in the heart of Bampton, just a short, level walk from the many amenities this charming country village has to offer. Bampton is well known for its delightful independent shops and eateries, a historic 15th-century church, primary school, and doctor's surgery, all contributing to its thriving community spirit.

The larger market town of Tiverton lies approximately 7 miles to the south, offering further amenities and excellent transport links, including access to the A361 dual carriageway, Junction 27 of the M5 motorway, and Tiverton Parkway mainline station, which provides regular intercity services to London Paddington in around 2 hours. The area is renowned for its outstanding natural beauty, with Exmoor National Park just 3.5 miles to the north and the stunning beaches of the North Devon coast within a 40-minute drive.



This is a rare opportunity to acquire a spacious, detached bungalow in the sought-after village of Bampton, set on a generous plot of approximately quarter of an acre, with a double garage, driveway parking, and within easy walking distance of local amenities.



The spacious accommodation includes an entrance hall with airing cupboard, a bright and airy sitting room featuring a wood-burning stove and doors opening to the conservatory, which in turn leads out to the garden. The recently refitted kitchen has a range of appliances, including a Rangemaster range oven, dishwasher and washing machine. A rear hall provides access to the driveway, a separate WC, and the double garage which houses the oil-fired boiler. In addition, there is a separate dining room ideal for entertaining. The property offers four bedrooms, one with an en-suite shower room, plus a family bathroom with both bath and separate shower.

The property is approached via a driveway to the front of the bungalow and garage, offering parking for several vehicles. The generous gardens are mainly situated to the rear and side of the bungalow, enclosed by fencing and laid to lawn. A paved patio extends from the conservatory, providing an ideal spot for al fresco dining. In all c. 0.25 acre.

### Tenure

Freehold

### Local Authority

Mid Devon District Council

### Utilities

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

### Council Tax

Band E

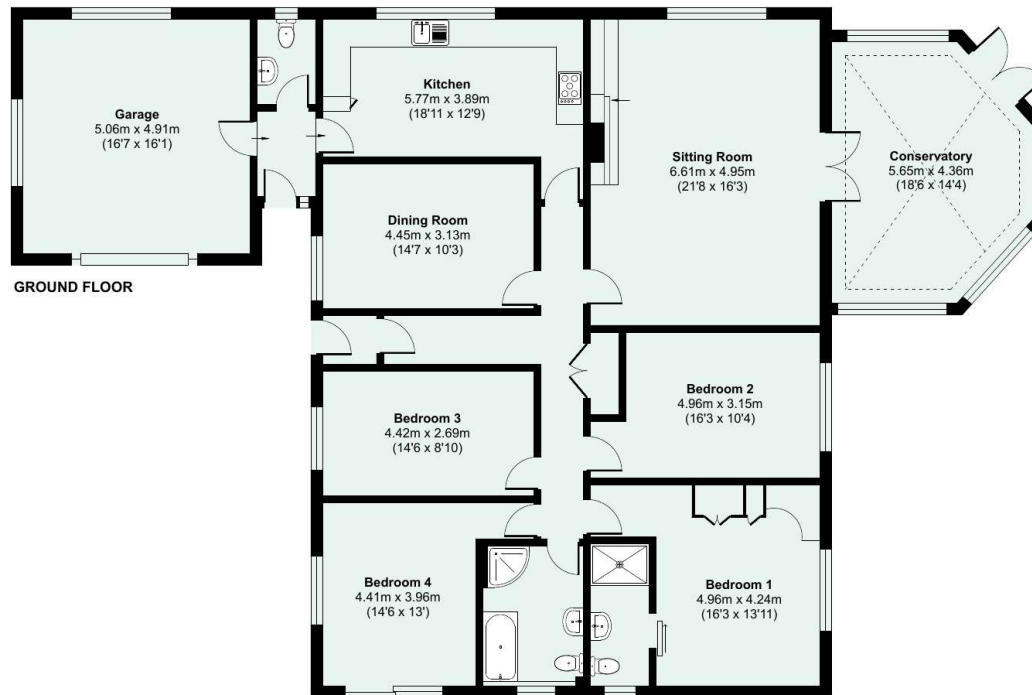








# La Roche, 1 Lords Meadow Lane, Bampton, Tiverton, Devon, EX16 9NY



Approximate Area = 1971 sq ft / 183.1 sq m  
Garage = 267 sq ft / 24.8 sq m  
Total = 2238 sq ft / 207.9 sq m  
For identification only - Not to scale

## Directions

From the Seddons office turn right out of the front door, proceed to the junction and turn left. Follow the road past the Spar shop and turn left beyond the car park into West Street. Continue along the road until reaching the bend in the road, turn left into Lords Meadow Lane. La Roche will be found on the right, after the row of garages.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Seddon Estate Agents LLP. REF: 1320444



## Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		



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LETTINGS 01884 253500 • FINANCIAL 01884 253500

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