

Oldstones, Silver Street, Bampton, Devon EX16 9NR



Floor plans for layout identification purposes only. Not to scale.

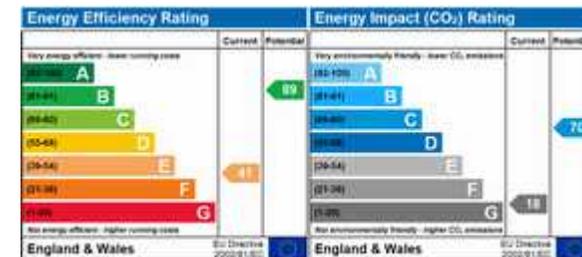


Stone built character cottage tucked away on a pretty street in the heart of Bampton, two double bedrooms and a courtyard garden

Oldstones, Silver Street, Bampton, Devon, EX16 9NR

£159,950

- Quiet, tucked away location
- Close to amenities
- Entrance hall
- Ground floor cloakroom
- Sitting room with woodburning stove
- Modern kitchen
- 2 double bedrooms
- Bathroom
- LPG central heating
- Small courtyard garden
- NO ONWARD CHAIN



The Property

Oldstones is a charming stone built character cottage tucked away on a pretty street in the heart of Bampton within a short walk of all the amenities in the village. Inside the accommodation comprises an entrance hall with door to Cloakroom with WC and wash hand basin and a useful storage area under the stairs. Sitting room with a feature stone fireplace and woodburning stove, a door from the sitting room leads out to the courtyard garden. Archway from the living room into the fully fitted kitchen incorporating an electric oven with halogen hob over and extractor fan, space and plumbing for washing machine and space for fridge. On the first floor there are two double bedrooms and a large bathroom with panelled bath, pedestal basin, WC, ladder radiator, useful deep airing/store cupboard which houses the Glow Worm LPG gas boiler.

Outside there is a small paved and gravelled courtyard garden with covered entrance way and access from Silver Street.

Bampton is a charming village with a great community spirit and lots to offer with amenities including popular pubs and restaurants, chemist, butcher, baker, greengrocer's, chemist, doctors practice, primary school, two convenience stores, post office 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 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive away.



Services: Mains electricity, water and drainage. LPG Central Heating

Council Tax: Band B

Enquiries: Please contact Bampton office on 01398 332006 or email: bampton@seddons.com

Energy Performance Certificate (EPC): Seddons have a full EPC for this property, available on request or via the internet.

Mortgage required: Contact Chris Burton M: 07717 413514
E: chris.burton@mab.org.uk
mortgageadvicecureau.com/mabsouthwest

Lettings: Buying an investment? Contact Seddons Lettings on 01884 253500 or tivertonlettings@seddons.com for advice on rents and property management.

Directions: On foot from Seddons office turn left out of the front door and turn left again into Silver Street and Oldstones will be found a short distance along on the left.



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