

Myrtle Cottage, 11 Briton Street

Bampton, EX16 9LN

£220,000
Guide price



 3  1  1 EPC N/A





- Period Cottage
- Exposed beams
- Inglenook fireplace with woodburning stove
- Sitting / dining room
- Kitchen/ breakfast room
- Three bedrooms
- Bathroom
- Delightful gardens of approx. 100 ft



Would you like to have a look?

Contact our Bampton office

01398 332006

bampton@seddons.com

A charming period three bedroom cottage, beautifully presented with delightful large gardens situated close to all the village amenities



Situation

Situated in the heart of Bampton, Myrtle Cottage lies within a short walk of the many amenities that this charming country village has to offer, including some delightful shops and eateries, a 15th century church, primary school and doctors surgery. 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 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.

Property

This pretty Grade II listed cottage is believed to date back to the 18th century and has many period features including exposed beams, inglenook fireplace, pine latch cottage doors, and deep sill cottage windows. The cottage is beautifully presented throughout with accommodation comprising a large sitting / dining room with exposed beams, inglenook fireplace with wood-burning stove and deep recess under stair which make a useful study area. The spacious kitchen/breakfast room is light and airy and has a terracotta tiled floor, electric range cooker with 5 burner gas hob, fitted units incorporating a stainless steel sink and ample space for white goods, separate storage cupboard, half glazed door to the garden and sky light.

Bathroom with white suite comprising a bath with shower attachment over, pedestal basin, WC and heated towel rail. Upstairs, there are two double bedrooms, the main bedroom with fitted wardrobes to one wall. Landing with airing cupboard housing the hot water cylinder, understair storage cupboard and stairs lead up to the attic bedroom with two velux windows.

The gardens are a particular feature of the property, beautifully landscaped and extending to approx 100 ft. Leading off the kitchen is a patio area with steps to a secluded paved terrace, ideal for al fresco dining. A gate leads through to a further paved seating area and vegetable garden with a timber garden shed, from here there is an area of lawned garden with trees, flower and herbaceous borders and a further raised seating area.

Utilities

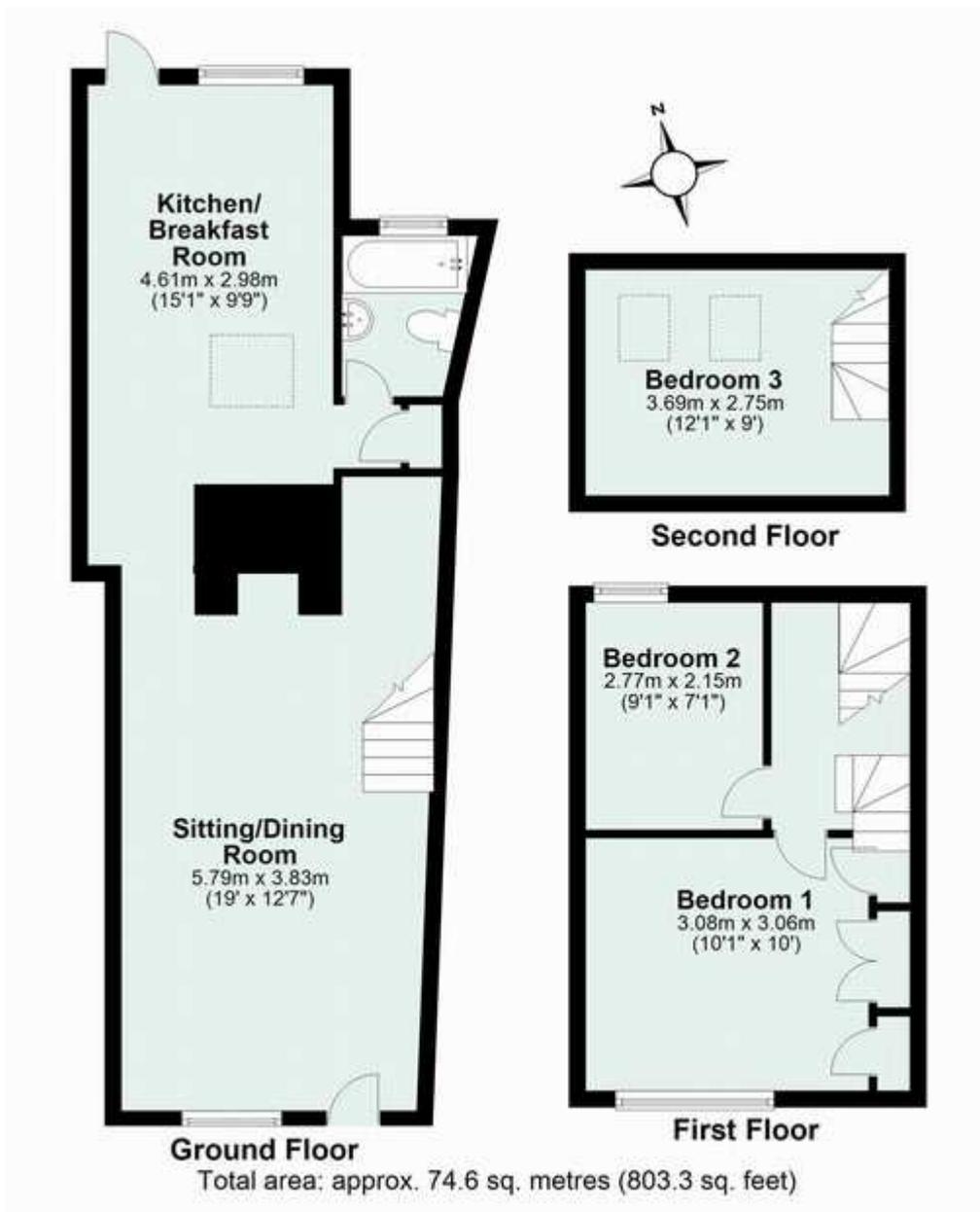
Mains electricity, water and drainage connected. Electric heaters. Double glazing to the rear of the cottage.

Council Tax

Band B

Directions

From the Bampton Office proceed down the main street in the Tiverton direction crossing over the bridge into Briton Street. Myrtle Cottage is the last cottage on the left hand side.



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.