



15 Castle Street

| Bampton | Devon | EX16 9NS



This charming well presented double fronted period property offers very comfortable and spacious living accommodation, conveniently placed in the heart of Bampton, close to all the amenities with the benefit of a walled garden, garage and parking.

Heart of Bampton, close to amenities

Spacious, well presented accommodation

Large open plan kitchen/ dining/ day room

Sitting room

Study/ Bedroom 4

Cloakroom/ shower room

Three double bedrooms (master en-suite)

Family bathroom

Walled garden

Garage and parking

Double glazing and gas-fired central heating

Situation

Situated in the heart of Bampton, no. 15 Castle Street is conveniently located just a short walk from the many amenities that this charming, historic village has to offer which include an artisan baker, greengrocer, butcher, two convenience stores, post office, chemist, pubs, restaurants, library, primary school and doctors surgery. The much larger market town of Tiverton lies 7 miles to the south with extensive local facilities including supermarkets, hospital, leisure centre, golf course and the renowned Blundell's School.





From Tiverton there is easy access to communication links including the A361 North Devon link road, M5 motorway and Tiverton Parkway railway station providing regular services to London Paddington in two hours. The whole area is well known for its outstanding natural beauty with Exmoor National Park just 7 miles to the north and the beaches of the beautiful North Devon coast are only a 45 minute drive.

This delightful, mid-terrace, period property offers well presented, spacious accommodation which has been refurbished and remodelled over recent years to a high standard by the current owners. The ground floor comprises an entrance hall, study/ fourth bedroom, inner hallway with stairs to the first floor, and a shower room with walk-in shower, pedestal basin and WC. Sitting room with feature fireplace. The open plan kitchen/ dining room is a real feature of the property, light and airy with space for a sitting area and French doors into the garden. The well equipped kitchen comprises a range of cream fitted units incorporating a Creda double oven with extractor fan over, fridge/freezer, dishwasher, stainless steel sink unit, Vaillant gas-fired boiler, space and plumbing for a washing machine. On the first floor, leading off the landing, is the master bedroom with en-suite shower room, second double bedroom to the front and a third double bedroom to the rear with views over the garden and to the hills beyond. Family bathroom with a bath, shower cubicle, WC and basin set in vanity unit, heated towel rail. The property benefits from double glazed windows throughout and LPG gas-fired central heating.

French doors lead out to the charming cottage style garden, westerly facing and enclosed by stone walls, measuring approx. 20.6m (67'7) x 8m (26'3). Immediately adjoining the property is a patio area with concealed LPG gas cylinder area. Steps up to a paved terrace and a path leads through the well stocked flower and herbaceous beds to a further paved seating area. At the top of the garden is a timber garden shed. A short distance away, from the property is a SINGLE GARAGE with an up and over door.



15 Castle Street, Bampton.
For identification purposes only.
Not to scale approx. 1310sq ft.

Directions

From the Seddons office proceed up to the junction and turn right into Castle Street and the property will be seen a short distance along on the left hand side.

Utilities

Mains electricity, water and drainage connected, LPG gas-fired central heating.

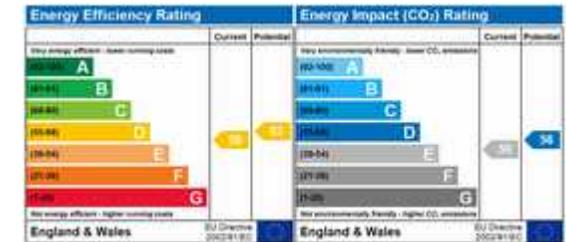
Council Tax

Band D

Bampton

01398 332006

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Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet, but energy performance has been significantly enhanced through improvements made by the current owners; details upon request.

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.



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