



4a Silver Street

Silver Street | Bampton | Devon | EX16 9NR



A charming two bedroom period cottage with a delightful, secluded garden, quietly tucked away off a pretty side street in the heart of Bampton

Character cottage

Quiet, secluded location

Short, level walk to amenities

Kitchen/ breakfast room

Sitting room

Conservatory

2 double bedrooms

Bathroom

Pretty garden

Oil-fired central heating

Guide Price £210,000

Situation

This charming cottage is tucked away off a pretty side street in the heart of Bampton within a short, level walk of the many amenities that this historic village has to offer, with popular pubs and restaurants, butcher, baker, greengrocer, chemist, doctor's practice, primary school, post office and a lovely 15th century church.



The Property



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.

Believed to date from the 18th century, this delightful character cottage comprises deceptively spacious accommodation with wooden latch doors, double glazed hardwood windows and oil-fired central heating. The stable front door leads into the entrance area with stairs to the first floor and an under stair cupboard with space and plumbing for a washing machine. Kitchen/ breakfast room with tiled floor, fitted units comprising a sink, space for dishwasher, induction hob and an oil-fired Rayburn which is used for cooking, hot water and the radiators. Sitting room with feature fire surround and arch through to the conservatory with double doors on to the garden. On the first floor is a light and airy landing with Velux roof light and airing cupboard housing the hot water cylinder, two double bedrooms and a bathroom comprising bath with shower over, pedestal basin and WC, Velux roof light.

The cottage has a charming approach from Silver Street through a door giving access through a cross passage with a flagstone floor, and wrought iron gate leading into a courtyard area in front of the cottage. The pretty, secluded garden is a particular feature of the cottage and is mostly laid to lawn with two raised beds, an apple tree and a greenhouse. Oil storage tank. The property has a right of way over the cross-passage.



Ground Floor
First Floor
 Total area: approx. 72.2 sq. metres (777.1 sq. feet)

Bampton

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Directions

From Seddons office, proceed around to the left and into Silver Street and a short distance along on the right hand side, a door gives access to the entranceway to the cottage.

Utilities

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

Council Tax

Band B

