



**Bampton Street, Tiverton EX16 6AL**

**welcome to**

## **Bampton Street, Tiverton**

A former house which has been converted into two self-contained flats, with own entrances. These flats are being sold as sold on one title. In brief, there are two one-bedroom flats, with fitted kitchens, bathrooms and one reception room. NO ONWARD CHAIN.

A former house which has been converted into two self-contained flats, with own entrances. These flats are being sold as sold on one title. 96C is a first floor flat, with stairs leading to the first floor. In brief there is a fitted kitchen and family bathroom. A double bedroom and spacious lounge. This property benefits from gas central heating. 96D is a ground floor flat. Entered through an entrance porch which leads into the kitchen. This flat has lots of character with a fireplace in both the lounge and bedroom. Completing the accommodation is a bathroom. Sold as seen with NO CHAIN.

### **96c Flat**

First floor flat.

### **Entrance Porch**

Stairs to the entrance of the flat.

### **Landing**

Has doors to all rooms and features a radiator and loft access.

### **Kitchen**

Has a double-glazed window to the rear. Features a stainless-steel sink and drainer, space for a washing machine and fridge/freezer, wall & base units, a gas hob, gas boiler, spotlights, and a radiator. Also has a splashed tile back and exposed beams.

### **Lounge**

A single-glazed window to the front. Features exposed beams, a radiator, and a telephone point.

### **Bedroom One**

Has a double-glazed window to the side. Features a radiator and exposed beams.

### **Bathroom**

Double-glazed window to the side. Features a WC, a wash hand basin, spotlights, a corner bath, and an extractor fan.





### **96d Flat**

Ground floor flat.

### **Entrance Porch**

Door through to the kitchen. Has a radiator and a gas boiler.

### **Kitchen**

Single-glazed window to front. Features a stainless-steel sink and drainer, wall and base units, a radiator, a gas hob & cooker with an extractor hood, a low ceiling, and space for a washing machine and under-counter fridge.

### **Lounge**

Single-glazed window to front. Features wall lights, a window seat, a TV point, a radiator, exposed beams, and a fireplace.

### **Landing**

1 step to landing.



### **Bathroom**

Double-glazed window to the side. Features a WC, a wash hand basin, a bath, an extractor fan, a radiator, and exposed beams.

### **Bedroom One**

Double-glazed windows to side. Features a radiator, exposed beams, wall lights, and a fireplace.

### **Agents Note**

A former house which has been converted into two self-contained flats, with own entrances. These flats are being sold as sold on one title. There are EPCs available for both flats which can be viewed on the EPC register; both properties are a C rating.



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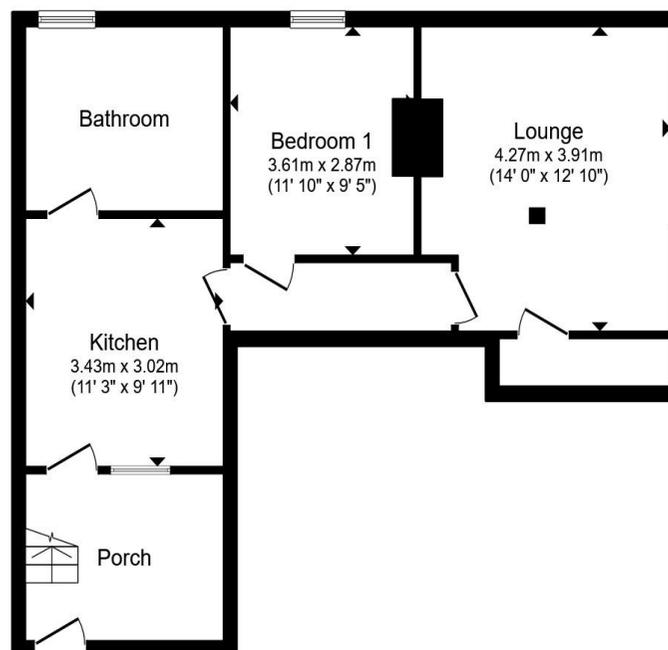
welcome to

## Bampton Street, Tiverton

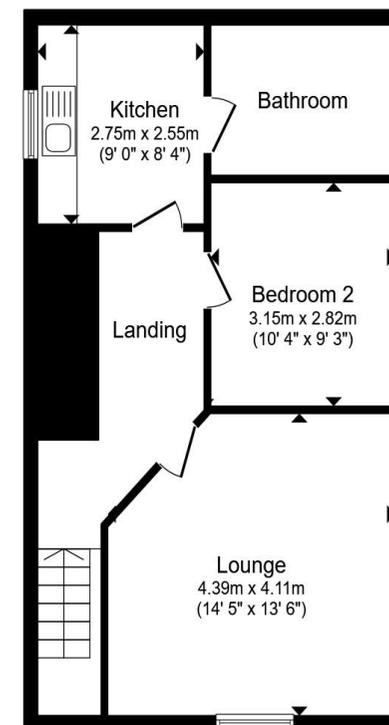
- Two One Bedroom Flats
- Separate Entrances
- Investment Opportunity
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£150,000**



Ground Floor



First Floor

Total floor area 108.5 m<sup>2</sup> (1,168 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT106128 - 0003

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