

Seddons

A charming two bedroom period cottage tucked away in the heart of Bampton, close to all the amenities

**4 Silver Street, Bampton,
Tiverton, Devon, EX16 9NR**

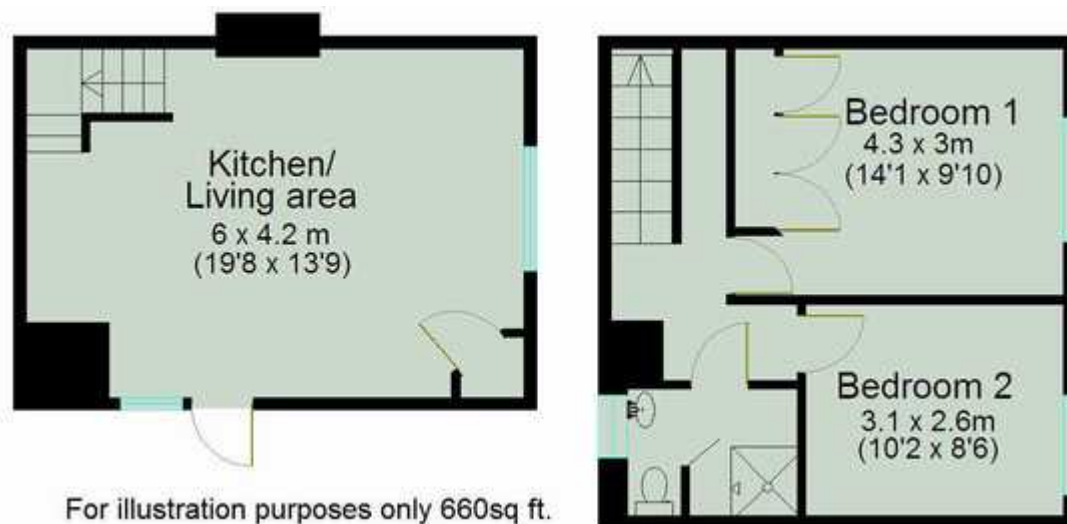
Offers In Region of £145,000

- NO ONWARD CHAIN
- Character cottage
- Living room/ kitchen
- Woodburning stove
- 2 double bedrooms
- Shower room
- Covered courtyard
- Convenient location
- In good order throughout
- Rental value £535pcm



www.seddons.com

Floor Plan - For layout identification purposes only. Not To Scale



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

Mortgage required: Contact Chris Burton, Mortgage Advice Bureau
m: 07717 413514 e: chris.burton@mortgageadvicebureau.org.uk

Council Tax: Band B

Services: Mains electricity, water and drainage. Night storage heaters.

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

Situated in the heart of the pretty country village of Bampton, number 4 Silver Street is a charming two bedroom cottage, tucked away in a convenient location within a short level walk of all the amenities. The village has lots to offer with popular pubs and restaurants, chemist, butcher, baker, greengrocer's, chemist, doctors practice, primary school, 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.

The cottage is approached via a door off Silver Street, through a covered courtyard area which leads to the front door. A pretty stable door opens into the living room/ kitchen, a charming room with plenty of character including many exposed beams, a window seat, a fireplace with wood burning stove and a useful corner storage cupboard. The kitchenette area comprises cream fitted units incorporating a stainless steel sink and there is an electric oven, fridge and washing machine. Upstairs there are two double bedrooms, one with fitted wardrobes and the second bedroom with some lovely exposed beams. The shower room is fitted with a shower cubicle, WC, sink unit, heated towel rail and there is an airing cupboard housing the hot water cylinder. Heating is by way of electric radiators and the wood burning stove. Door from Silver Street to covered passageway and front door to cottage.

Directions: From Seddons office, turn left out of the front door, then immediate left again into Silver Street. No. 4 is the fourth property on the right.

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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 the position for you.

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