



Silver Street, Bampton, EX16 9NR

Charming two-bedroom period cottage nestled in the heart of Bampton, just steps from local amenities.

Winkworth

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DESCRIPTION:

Nestled in the heart of the picturesque and highly sought-after village of Bampton, 4 Silver Street is a delightful two-bedroom period cottage offering both charm and convenience.

This hidden gem is just a short, level stroll away from a variety of local amenities, including independent shops, popular pubs, restaurants, cafes, a doctor's practice, a primary school, a post office, and the village's stunning 15th-century church.

The cottage is accessed through a door on Silver Street, leading to a private courtyard owned by 4 Silver Street. Both 4A and 5 Silver Street have a right of way through this courtyard.

Upon entering, a stable door opens into a charming living room/kitchen, rich with character. The living room features exposed beams, a cozy window seat, a fireplace with a wood-burning stove, and a handy corner storage cupboard.

The kitchen is fitted with cream units, including a stainless-steel sink, electric oven, fridge, and washing machine.

Upstairs, you'll find two double bedrooms, one of which has fitted wardrobes, while the second boasts beautiful, exposed beams.

The shower room is well-appointed with a shower cubicle, WC, sink unit, heated towel rail, and an airing cupboard housing the hot water cylinder.

For broader connections, the larger market town of Tiverton is only 7 miles south, providing easy access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station, which offers regular intercity services to London Paddington (approximately 2 hours). Nature lovers will appreciate the area's outstanding beauty, with Exmoor National Park just 3.5 miles to the north, and the stunning North Devon coast a mere 40-minute drive away.

Services: Mains electricity, water and drainage connected.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 07.08) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage (checked on Ofcom 07.08)

Tenure: Freehold

Council Tax Band: B

Directions: -

Using the what3words app, search:-

///flitting.defender.disposal



AT A GLANCE:

Terraced Cottage
Living Room/Kitchen
Two Double Bedrooms
Shower Room
Private Courtyard
Convenient Location
Exposed Beams
Period Property
Short Walk to Local Amenities

PROPERTY INFORMATION:

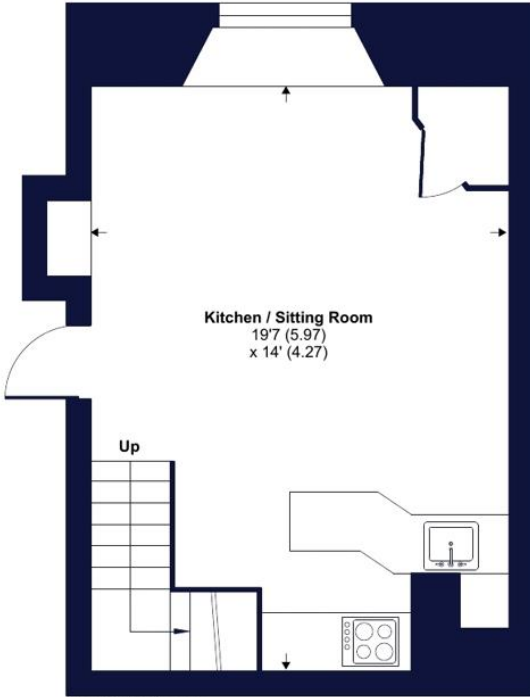
Freehold
Council tax Band: B
Mains electricity, water and drainage connected.



Silver Street, Bampton, Tiverton, EX16

Approximate Area = 668 sq ft / 62 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1169319

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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