



## Brook Street, Bampton, EX16 9LY

Quietly tucked away in the heart of Bampton is this charming two-bedroom property with garden and parking.

**Winkworth**

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## DESCRIPTION:

Brook Street is located in the centre of Bampton, the village offers some delightful shops, pubs, restaurants, a 15th century church, and doctors' surgery. Exmoor is nearby and provides picturesque walks and stunning scenery.

Webbers Court was formally a Victorian stable which was then converted into this charming two-bedroom detached property.

You enter the property via the porch, which leads into the entrance hall.

On the ground floor is a fitted kitchen with wooden wall and base units, integrated oven/hob, and room for a washing machine. Patio doors lead out onto the garden, where you can sit and enjoy the peaceful setting.

Bedroom one benefits from under stair storage and a shower room.

On the first floor is a spacious sitting room with exposed wooden beams, dual aspect windows letting in plenty of natural light and French doors opening onto a balcony, here you can relax and enjoy the views over Bampton and the beautiful Devon rolling hills.

Situated on the same floor is the second double bedroom with access to the loft space and Velux window.

## OUTSIDE:

The property is enclosed with a picket fence, mainly laid to lawn with mature shrubs, a small patio area and a garden store.

The property is tucked away in a no through lane and parking for two vehicles.

Overall Webbers Court is a hidden gem, which would be a perfect home, a bolthole to escape to, investment property to rent out or holiday let.

Tiverton is just a ten-minute drive and offers the larger supermarkets including an M&S Food Hall. Tiverton is a fantastic market town with good transport links, the M5 is within a 5-minute drive from Tiverton Town and Tiverton Parkway offers a rail service to London Paddington within 2 hours.

Services: - Oil fired central heating, mains water, drainage & electric.

Council Tax Band A

Directions: - what3words - renovated.rank.presses



#### **AT A GLANCE:**

**Excellent town location**

**Privately located.**

**Sitting room with doors leading onto a balcony**

**Fitted kitchen.**

**Two bedrooms**

**Shower room**

**Garden**

**Parking**

#### **PROPERTY INFORMATION:**

**Freehold**

**Council tax Band: A**

**Oil fired central heating, mains water, drainage & electric.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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