



## Brook Street, Bampton, EX16 9LU

A chance to acquire this fantastic Five Bedroom family home located in the heart of Bampton.

**Winkworth**

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## Description:

This impressive 5-bedroom family home, located in the charming town of Bampton, offers an ideal blend of modern living and spacious comfort. Designed with family life in mind, the property is spread across multiple levels, featuring generous living areas and bedrooms that provide plenty of space for everyone.

On the ground floor, you will find a large, welcoming lounge, perfect for relaxing or hosting guests. Adjacent to the lounge is a modern, well-equipped kitchen with ample storage and countertop space, making it a central hub for family meals and entertaining. The property has been maintained to a high modern standard throughout, creating a stylish and comfortable living environment.

Upstairs, the home boasts a second kitchen diner, providing additional convenience and flexibility for everyday living. Whether used for family dining or as an extra space for guests, this area enhances the home's versatility. The bedrooms are generously sized, ensuring plenty of room for comfort and privacy for all family members.

The loft has been thoughtfully converted, offering a bright, multifunctional space that can be adapted to suit your needs. Whether it is an extra bedroom, home office, playroom, or personal retreat, the possibilities are endless.

## Outside:

The enclosed garden serves as a peaceful, private retreat, offering a perfect outdoor sanctuary for relaxation, whether you're looking to unwind with a good book, tend to your plants, or enjoy quality time with family and friends. This serene space invites you to escape the hustle and bustle of daily life, providing a quiet corner where you can immerse yourself in nature, host gatherings, or simply soak in the tranquility of your surroundings.

This well-appointed family home, with its spacious rooms and adaptable layout, is perfect for modern living in a desirable Bampton location, close to local amenities and transport links. An excellent opportunity for those seeking a versatile, comfortable family home.

**Council Tax: Band B - Mid Devon**

**Services: Mains water, Mains electric and Main Gas**

**Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.**

**Mobile Signal: You are likely to get good coverage.**

**Tenure: Freehold**

**Directions:-**

**Using the what3words app, search:-**

**superbly.stay.tuck**



### AT A GLANCE:

**Terraced  
Five Bedrooms  
Three Bathrooms  
Garden  
Freehold  
Village Location  
Multi-Generational Living  
Annex**

### PROPERTY INFORMATION:

**Freehold  
Council tax Band: B  
Mains electric, gas, water and drainage.**



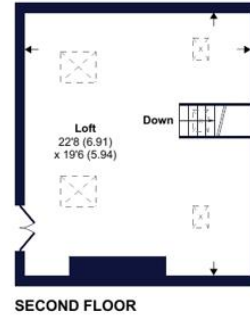
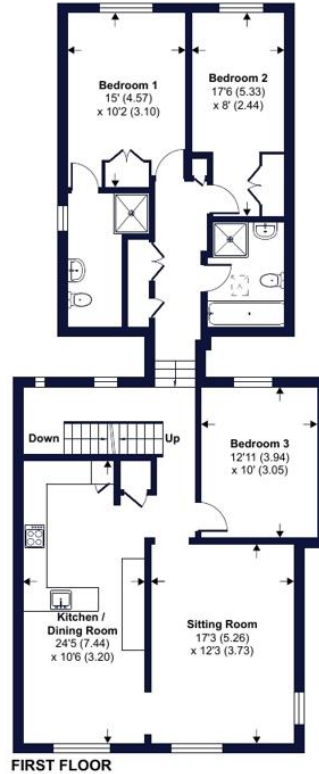
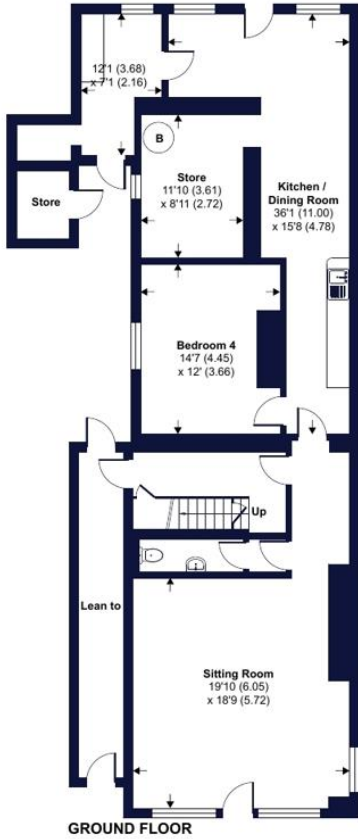
# Brook Street, Bampton, Tiverton, EX16

Approximate Area = 3036 sq ft / 282 sq m (excludes lean to)

Outbuilding = 26 sq ft / 2.4 sq m

Total = 3062 sq ft / 284.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1180309



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	78
D (55-68)	
E (39-54)	50
F (21-38)	
G (1-20)	
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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