

West Street, Bampton, EX16 9NJ

Nestled in the sought-after village of Bampton, this delightful semi-detached home boasts panoramic views and an array of appealing features.

Winkworth

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DESCRIPTION:

Discover this well presented three-bedroom semi-detached property, nestled in the highly desirable village of Bampton.

This charming home boasts scenic views, modern amenities, and a spacious layout, making it perfect for families or those seeking a tranquil village lifestyle. Enjoy the convenience of nearby local shops, schools, and parks, while relishing the comfort and elegance of this delightful residence. With its attractive curb appeal, well-maintained garden, and ample parking, this property is a true gem in a coveted location.

The front door opens into a roomy entrance hallway, which leads to the main living areas. To the left, the expansive lounge provides plenty of space for both a seating area and a dining table. An open fireplace with a charming stone surround is ideal for cozy winter nights. Sliding doors lead to the conservatory, which offers a pleasant view of the garden

The kitchen is modern and well-equipped, featuring white gloss cabinets, granite-effect countertops, a built-in oven and hob, and plumbing for a dishwasher and washing machine. There is space for a fridge/freezer, along with two additional storage cupboards, one of which is perfect for use as a pantry.

Upstairs, the property includes two spacious double bedrooms, each offering room for additional furniture, and a smaller single bedroom with a large storage

cupboard over the stairs. The tiled bathroom features a bath and hand basin, with the WC located separately.

OUTSIDE:

The sun-drenched southwest-facing garden is adorned with mature shrubs, natural flower beds, and a lovely patio area ideal for relaxing with a glass of wine. To the side of the property, there is parking for multiple cars and access to the garage, which is equipped with an electric roller door, power, and a side door for added convenience.

Accessed via driveway gates, this home is situated on a spacious corner plot, offering significant potential for extension (subject to planning permission) and ample parking for multiple vehicles.

Council Tax: Band B - Mid Devon

Services: Mains water, Mains electric and drainage.

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:-

[duplicity.lofts.soup](https://www.what3words.com/duplicity.lofts.soup)



AT A GLANCE:

- Three Bedrooms
- Garage
- Parking for 4/5 cars
- Conservatory
- Large Garden
- Large Living Room/Dining Area
- Close To Bus Stop
- Amenities Within Walking Distance
- Sought After Area of Bampton

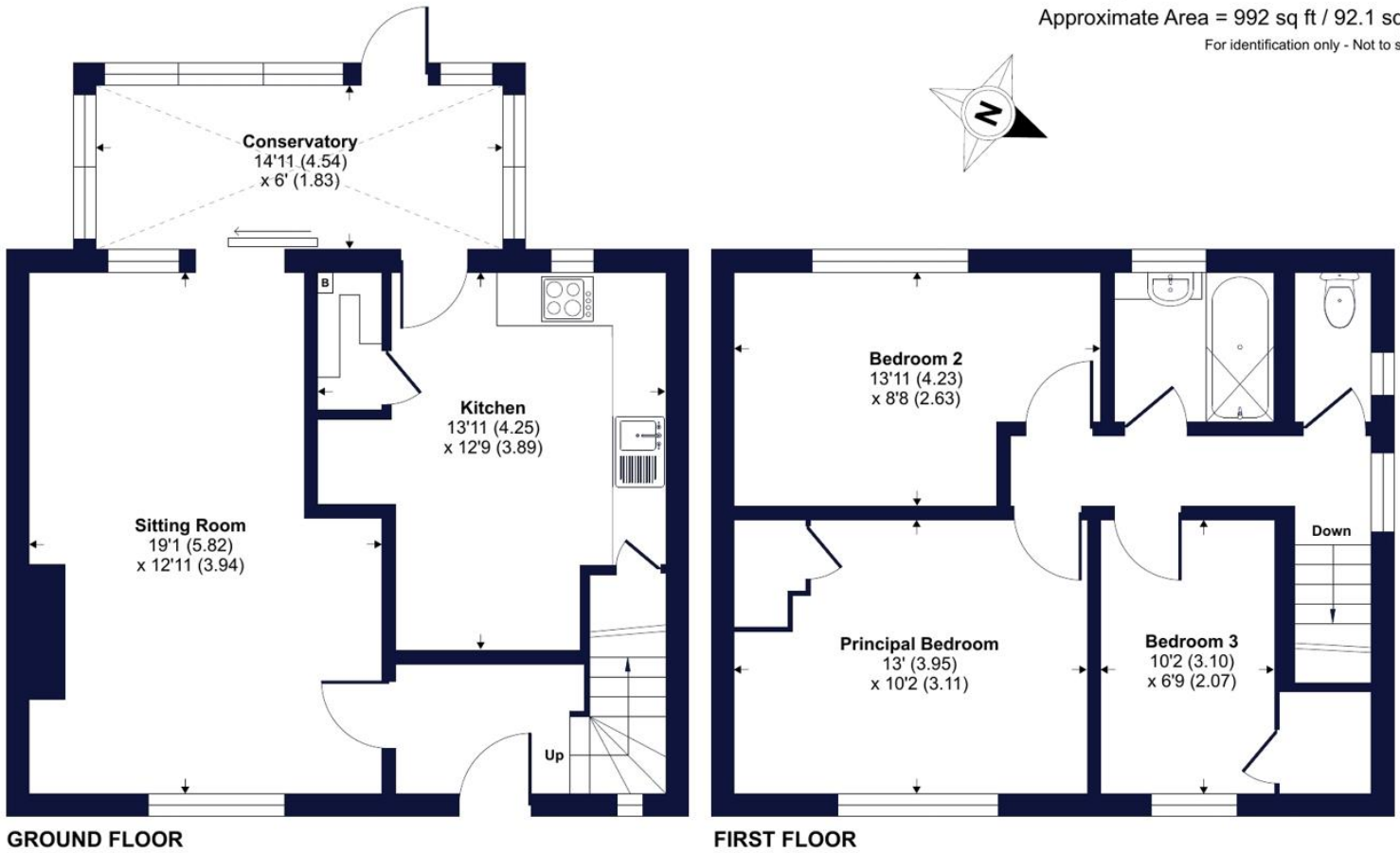
PROPERTY INFORMATION:

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

West Street, Bampton, Devon, EX16

Approximate Area = 992 sq ft / 92.1 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: 1166835



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	84
C (69-80)	
D (55-68)	61
E (39-54)	
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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