



Briton Street, Bampton, EX16 9LN

A chance to acquire a charming Grade II Listed two-bedroom cottage with a beautiful cottage garden, ideally located in the highly sought-after village of Bampton.

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DESCRIPTION:

Nestled in the heart of Bampton, this charming Grade II Listed terraced cottage, is rich with character and historic features. Highlights include exposed wooden beams, an inviting inglenook fireplace fitted with a multi-fuel stove, and deep sill cottage-style windows.

Upon entering, the front door leads into a welcoming hallway, with an additional door opening to a convenient passage that offers extra storage space and access to the garden.

The spacious sitting room is a cozy retreat with its charming inglenook fireplace, and it also includes an understairs storage cupboard for added functionality. The kitchen/breakfast room provides ample space for a dining area, featuring fitted units, a stainless-steel sink, a skylight, and a door that opens directly to the garden.

Upstairs, the cottage offers two comfortable double bedrooms and a recently modernized bathroom. The bathroom is fitted with a bathtub and electric shower, a pedestal basin, a WC, and an airing cupboard housing the hot water cylinder.

OUTSIDE:

The garden is one of the property’s most appealing features, stretching approximately 100 feet and offering a serene, private oasis. A gravel seating area near the kitchen is perfect for al fresco dining, while a pathway leads to a lawned section that’s ideal for growing vegetables or simply enjoying the outdoors. The garden also includes a shed and a disused outdoor WC, now used for additional storage.

Services: Mains water, drainage and electricity.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 04.10) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage (checked on Ofcom 04.10)

Tenure: Freehold

Council Tax Band C

Directions:-

Using the what3words app, search:-

///series.highlight.roosters



AT A GLANCE:

- Terraced
- Grade II Listed
- Character Features
- Lounge
- Kitchen Diner
- Two Double Bedrooms
- Modern Bathroom
- Close to Local Amenities
- Large Garden

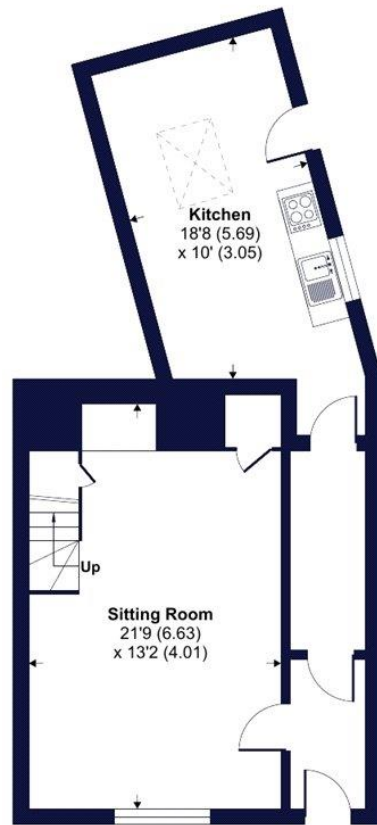
PROPERTY INFORMATION:

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

Briton Street, Bampton, Tiverton, EX16

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1194234

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