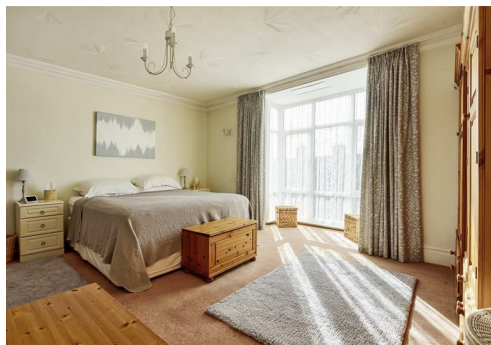




Court House

Court House, 37 Brook Street, Bampton, Tiverton, Devon, EX16 9LU



Bampton town centre, Tiverton 8 miles,
M5(J27)/Tiverton Parkway Station 13 miles.

An impressive Victorian town house with superb gardens situated in the heart of a sought after town.

- Charming Period Property
- Close To Local Amenities
- Not Listed
- Three Storey Accommodation
- 4 Bedrooms
- 2 Reception Rooms
- Glorious Rural Outlook
- Walled Garden

Guide Price £475,000



SITUATION

The property is situated in the heart of the picturesque market town of Bampton, which provides a wide range of shopping amenities and services including a primary school, post office, doctors surgery, butchers, bakers and award winning restaurants.

The nearby market town of Tiverton offers a wider range of shopping, schooling and recreational facilities including a modern district hospital, supermarkets and a sports centre. There are schools for all ages including Blundell's School, which offers discounts to local pupils. Also nearby is Junction 27 of the M5, alongside which is Tiverton Parkway Railway Station.

DESCRIPTION

Court House is a charming Victorian family home in a convenient location close to local amenities. The property benefits from flexible accommodation with original features, large gardens and ample storage space. There are stunning views from the rear of the property across its garden to the countryside beyond.

ACCOMMODATION

The front door with feature stained glass panel opens into a large entrance hallway with original tiled flooring. The kitchen is fitted with a comprehensive range of base and wall units, with wood worksurfaces over and integral dishwasher and Neff oven with induction hob and extractor fan over. There is also space for a large fridge/freezer and plumbing for a washing machine. Adjoining the kitchen, the breakfast room benefits from a feature fireplace and has ample space for both dining and seating areas, as well as giving access to the garden and to a spacious covered storage/utility area with power and plumbing. To the front of the property, the dining room benefits from a large bay window and original Victorian

feature fireplace.

Stairs lead to the first floor, where the sitting room/additional bedroom can be found to the front of the property with a bay window, original ceiling rose and picture rail. There are also two double bedrooms on the first floor, as well as a further study/single bedroom. The family bathroom is fitted with a modern white suite including a bath with shower over.

On the second floor is the master bedroom with bay window to the front and an en-suite shower room.

OUTSIDE

To the side of the property, access from the entrance hallway, is a small courtyard that leads through to the large covered utility/storage space. The rear garden is walled and mainly laid to lawn, with well established flowerbeds, shrubs and trees. There is a paved patio area, stone walled pond and a path leading through the garden to a useful stone outbuilding with power and lighting, currently used as a workshop.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

VIEWING

Strictly by appointment with the agents please.

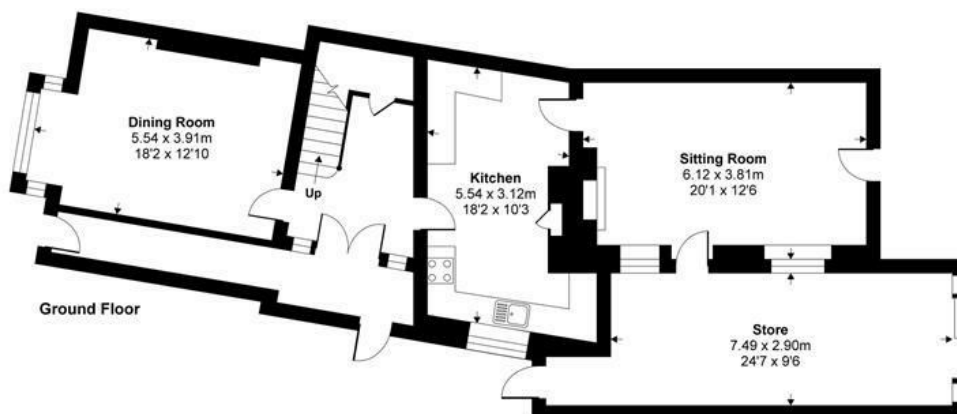
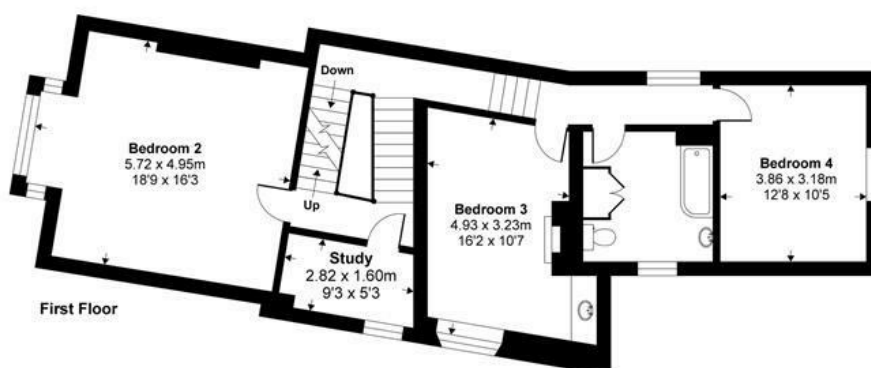
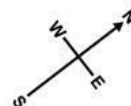
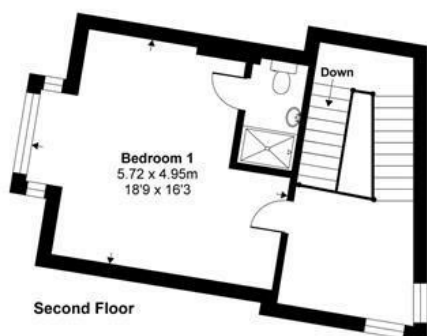
DIRECTIONS

From Tiverton take the A396 north towards the market town of Bampton, passing through the village of Cove. Upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton. Continue along this road to the centre of Bampton, where the property will be found on the right hand side.



Approximate Area = 2585 sq ft / 240.1 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 2021. Produced for Stags. REF: 781919.

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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