



**Brook Street, Bampton, Tiverton, EX16 9LU**

**welcome to**

## **Brook Street, Bampton Tiverton**

Over 3,100 sq ft of beautifully presented accommodation with flexible multi-generational living set in the heart of Bampton. Featuring five bedrooms, two kitchens, three bathrooms, enclosed rear garden and a loft conversion, making it perfect for a range of needs. Viewing is highly recommended!

This impressive five bedroom home in the sought-after village of Bampton combines modern style with exceptional versatility, making it perfect for multi-generational living. Spread across multiple levels, the property offers generous living spaces and adaptable rooms to suit a variety of lifestyles. Separate entrances provide exceptional flexibility for independent living or working from home. On the ground floor, there is a large lounge with a cloakroom. This could be used for a variety of purposes. There is a modern kitchen/diner with doors out to the rear enclosed garden. Completing the ground floor is a walk-in pantry, a double bedroom and utility/ laundry room.

Upstairs, a second kitchen/dining room is well presented and flows seamlessly through to the lounge. There is a bedroom on this level. Steps lead to the rear of the property where a further two bedrooms can be found. These are serviced by an ensuite shower room and family bathroom. Stairs lead to the second floor where a thoughtfully converted loft offers a large bedroom with eaves storage. This was previously used as lounge; it would make a great office.

The part-walled rear enclosed garden offers a high degree of privacy and is mainly laid to lawn with two raised beds ideal for growing veg and keeping chickens. There is a patio area and a path leading to a gravelled seating area, and two wooden sheds offering plenty of storage.

### **Entrance Porch**

Door to front, door to rear, door into inner hallway.

### **Hallway**

Understairs cupboard. Stairs with door to first floor. Door into bedroom and door into downstairs accommodation. Radiator.

### **Bedroom Three**

15' 6" Max x 12' Max ( 4.72m Max x 3.66m Max )  
Double glazed window to side. Radiator.

### **Sitting Room**

19' 5" x 18' 9" Max ( 5.92m x 5.71m Max )  
Single glazed windows to front. Double glazed window to side. Wooden door to front. Telephone point.

### **Cloakroom**

Wash hand basin, WC, extractor fan.

### **Kitchenette/ Dining/ living**

36' 1" Max x 15' 8" Max ( 11.00m Max x 4.78m Max )  
Two double glazed windows to rear. Door to rear garden. Door to utility and opening into office. There is base kitchen units with a stainless steel sink with one bowl and drainer. Space for fridge freezer. Two radiators. Loft hatch.

### **Pantry**

11' 8" Max x 8' 11" Max ( 3.56m Max x 2.72m Max )  
Double glazed window to side.

### **Utility Room**

12' 1" Max x 7' 3" Max ( 3.68m Max x 2.21m Max )  
Double glazed window to rear. Door to courtyard.

### **Inner Courtyard**

Door to entrance porch and utility room. Outside store room and central heating boiler.





### First Floor Landing

Two double glazed windows to rear. Opening to kitchen. Door to bedroom and door to lounge. Stairs to top bedroom and understairs cupboard. Radiator. Two steps down lead to an inner landing. Doors to bedroom one, bedroom two and bathroom. Two cupboards, airing cupboard, radiator.

### Bedroom One

14' 10" Max x 10' 2" Max ( 4.52m Max x 3.10m Max )  
Double glazed window to rear. Built in wardrobes, radiator and TV point. Door to ensuite.

### Ensuite

Double glazed window to side. Large walk in shower, wash hand basin with vanity, WC, heated towel rail, fully tiled, extractor fan.

### Bedroom Four

17' 6" x 7' 11" ( 5.33m x 2.41m )  
Double glazed window to rear. Built in wardrobes, radiator.

### Bathroom

Velux window with blind built in. Shower cubicle, wash hand basin, WC, built in sunken bath, fully tiled, heated towel rail, extractor fan.

### Bedroom Five

12' 11" Max x 9' 10" Max ( 3.94m Max x 3.00m Max )  
Double glazed window to rear. Radiator.

### Kitchen/ Diner

24' 5" Max x 10' 7" Max ( 7.44m Max x 3.23m Max )  
Double glazed window to front. Opening to lounge and space for a dining room table. The modern fitted kitchen has a range of wall and base units with worktop over and tiled splashback. Stainless steel one and half bowl sink and drainer. Built in fridge freezer, cooker with five ring hob and warming zone, extractor hood.

### Lounge

12' 4" Max x 17' 2" Max ( 3.76m Max x 5.23m Max )  
Double glazed window to front and side. Opening to kitchen/ diner. TV point. Two radiators.

### Second Floor Bedroom Two

19' 5" Max x 23' 1" Max ( 5.92m Max x 7.04m Max )  
Restricted head height. Six Velux windows. Stairs from first floor landing. Down lighting and alcove lighting. Eaves storage. Radiator.

### Rear Garden

The part-walled rear enclosed garden offers a high degree of privacy and is mainly laid to lawn with two raised beds ideal for growing veg and keeping chickens. There is a patio area and a path leading to a gravelled seating area. There are two wooden sheds offering plenty of storage.

### On Street Parking Location

Bampton has the attraction of a village life, but also easy accessibility to the countryside, just a short drive away from Tiverton. Bampton benefits from a wide range of amenities, including a doctors surgery, chemist, shops, post office, butchers, bakers and more. The Swan and The Toucan Cafe are two very popular eating establishments. Tiverton, Exeter and Taunton are all easily accessible.

### Office Hours

Monday - Friday 9am- 5:30pm  
Saturday- 9am- 2pm  
Sundays - Closed

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



**view this property online** [fox-and-sons.co.uk/Property/TVT105948](https://fox-and-sons.co.uk/Property/TVT105948)



welcome to

## Brook Street, Bampton Tiverton

- Over 3,100 sq ft
- Flexible Multi-Generational Living/Annex
- Five Double Bedrooms
- Two Kitchens & Lounges
- Rear Enclosed Garden

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

**£450,000**



Total floor area 295.7 m<sup>2</sup> (3,183 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [fox-and-sons.co.uk/Property/TVT105948](http://fox-and-sons.co.uk/Property/TVT105948)



Property Ref:

TVT105948 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)