



The Sycamores, Bampton, Tiverton, EX16 9AB

welcome to

The Sycamores, Bampton, Tiverton

Set in an enviable elevated position on the edge of Bampton, this well presented detached bungalow boasting panoramic views, wrap around gardens and a plot of approximately 0.19 acres. The property offers three double bedrooms, spacious reception rooms, a modern kitchen/diner, & workshop. NO CHAIN.

Entrance Hall

Doors to the kitchen, lounge, bedrooms, bathroom, and shower room. Also has a radiator, a loft hatch, and an airing cupboard.

Kitchen

The kitchen has double-glazed windows to the rear and side, with a radiator, wall and base units, a one and a half bowl sink and drainer, and space for a cooker, fridge/freezer, dishwasher, washing machine, and tumbledryer. It is partially tiled and has a door to the utility room.

Lounge

Has a double-glazed sliding door to the front onto the decking. Also with a double-glazed window to the side, with a radiator and a walkthrough to the dining room.

Dining Room

Features double-glazed windows to the side and rear, with a radiator. It opens up into the kitchen.

Utility Room

Has a double-glazed window to the side, with a radiator, boiler, and a door to the garden. It is partially tiled.

Bedroom One

Has a double-glazed window to the front and a radiator.

Bedroom Two

Double-glazed window to the front with a radiator.

Bedroom Three

Has a double-glazed window to the rear, and a radiator.

Bathroom

Features a keylite skylight, with a bath, W.C, a wash hand basin, heated towel rail, spotlights, and is partially tiled.

Shower Room

The shower room has a keylight skylight with a double-glazed window to the rear. Also with a shower, W.C, a wash hand basin, a heated towel rail, spotlights, and is partially tiled.

Loft Space

The loft is partially boarded, with insulation and a ladder.

Front Garden

Features an outside shed, a pond, and is laid to lawn with wildflowers. It also has a gas tank. The garden wraps around the house.

Rear Garden

The wrap around gardens are laid to lawn with mature shrubs, a patio area, an outside tap, decking balcony off the lounge, and potential for a veg patch. There are beautiful views.

Parking

Both a garage and driveway parking, with a carport.

Workshop

Has a water tap, power, and light. Also has a double-glazed window.





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.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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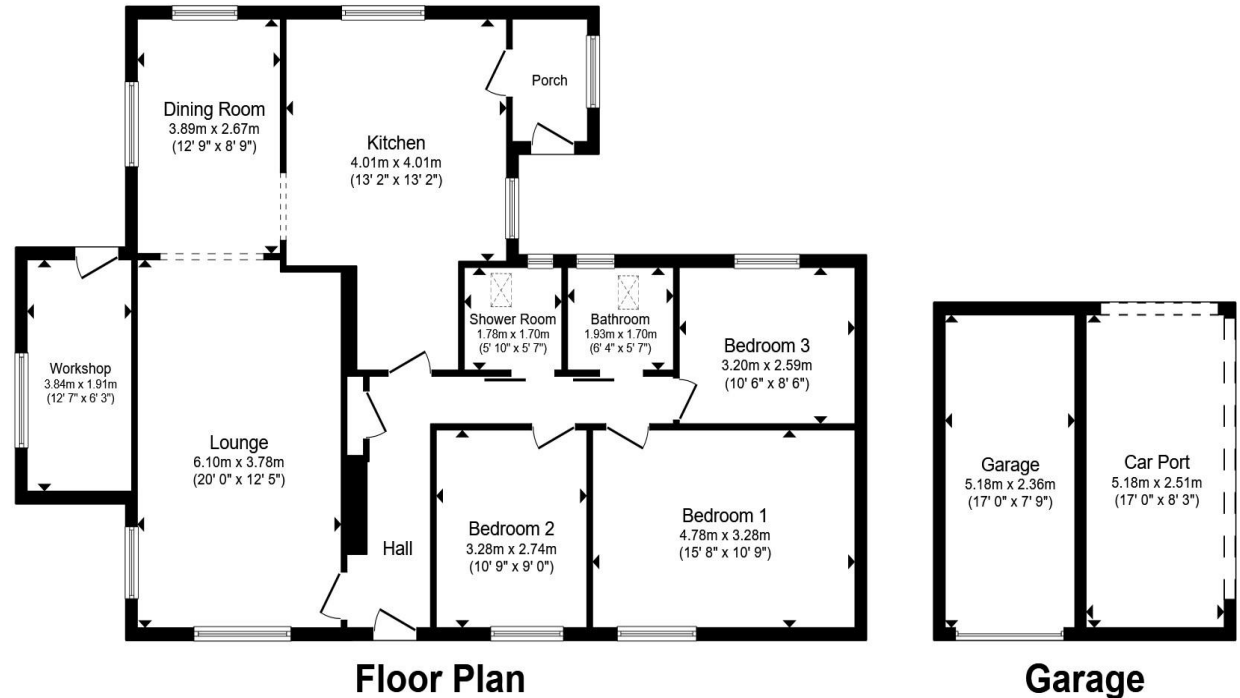
- Detached Bungalow Three Double Bedrooms
- Lounge, Dining Room & Modern Kitchen/Breakfast Room
- Workshop, Garage, Carport & Driveway Parking
- Wrap around gardens totaling approx 0.19 acres
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£475,000



Total floor area 128.4 m² (1,382 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



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Property Ref:
TVT106316 - 0003

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.



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