Guide Price £525,000

seddons

16 Ashleigh Park, Bampton, Tiverton, EX16 9LF

- Quiet cul-de-sac location
- 1,500 sq ft accommodation
- Spacious sitting room
- 2 bathrooms
- Garden with country views
- Walking distance to amenities
- Open plan kitchen/dining room
- 4 bedrooms
- Detached double garage
- Tiverton c. 7 miles

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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16 Ashleigh Park, Tiverton EX16 9LF

A delightful detached 4 bedroom bungalow with country views, double garage and parking in a quiet location on the edge of Bampton within walking distance of shops and amenities

4 | 2 | 2 | D | Council Tax Band: F

Situated in a quiet cul-de-sac on the edge of the historic village of Bampton, Ashleigh Park is an exclusive development of houses and bungalows in an elevated position. A convenient footpath provides easy access to the village, where you'll find a welcoming community with a range of independent shops, cafés, pubs, a 15th-century church, a primary school, and a doctor's surgery. The larger market town of Tiverton is approximately 7 miles to the south, offering access to Junction 27 of the M5 motorway and Tiverton Parkway railway station, with regular direct services to London Paddington in around two hours. The surrounding area is renowned for its natural beauty, with Exmoor National Park just a few miles away and the stunning North Devon coastline within a 40-minute drive.

Built approximately 30 years ago, this well-presented bungalow offers spacious, light-filled accommodation with the benefit of new windows and patio doors installed within the last year, as well as new internal oak doors. A practical entrance porch leads into a welcoming hallway with a built-in coats cupboard. The generous sitting room features sliding patio doors to the front garden, while double doors open into the impressive open-plan kitchen and dining room. The kitchen/dining room is a real highlight of the home, providing an excellent space for both everyday living and entertaining. Sliding patio doors from the dining area open directly onto the garden and the fitted kitchen offers a range of fitted units and includes a Neff double oven, Bosch halogen hob with extractor hood, dishwasher, and there is ample space for additional appliances. A separate door provides convenient side access to the garden. The accommodation also includes four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a second bedroom has its own en-suite WC. A family bathroom serves the remaining bedrooms.

Outside, the spacious paved driveway leads to the detached double garage, which is fitted with an electric up-and-over door, power, lighting, and a side access door. The gardens to the front and rear are mainly laid to lawn and have been carefully maintained, with a greenhouse, garden shed, and a paved pathway extending around the entire bungalow.

Utilities: Mains water, drainage and electricity. Oil fired central heating.
Council Tax: Band F
Tenure: Freehold
Local Authority: Mid Devon District Council

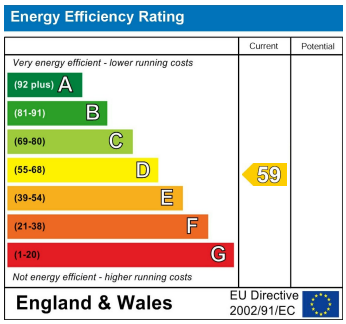
Directions

From the Seddons office proceed down the wide main street in the Tiverton direction, passing over the bridge into Briton Street. Turn to the left of the Toll House, in front of the Quarrymans Rest, and continue up the Old Tiverton Road - the entranceway to Ashleigh Park is the first turning on the right hand side. Follow the road round to the right and no. 16 will be found after a short distance on the right.

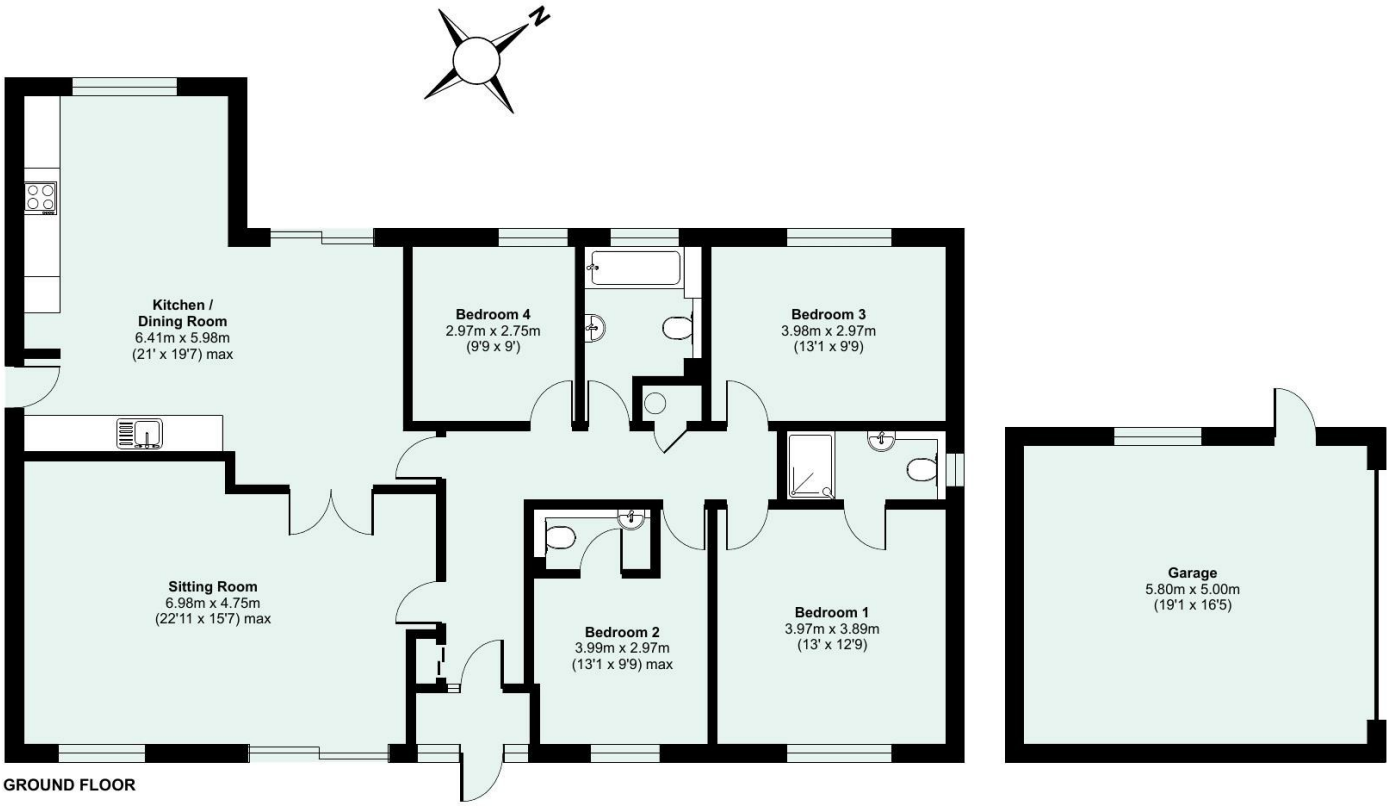
Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:



Approximate Area = 1496 sq ft / 138.9 sq m
Garage = 313 sq ft / 29 sq m
Total = 1809 sq ft / 168 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1497016

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