

£985



18 Brook Street, Bampton, Devon, EX16 9LY

- New carpets throughout and new vinyl in the bathroom
- Spacious kitchen
- Bathroom with shower over the bath
- A range of local amenities on the doorstep
- Mains electric, water and drainage.
- 2 reception rooms
- Three double bedrooms
- Enclosed garden
- Rent £985 pcm, deposit £1,135
- Council tax band D

18 Brook Street, Bampton EX16 9LY

Situated in the heart of Bampton, with a range of local amenities just a short stroll from the doorstep, this period house is deceptively spacious with three bedrooms and an enclosed garden. EPC: D.



Council Tax Band: D



LongDescription

Situated in the heart of Bampton, with a range of local amenities just a short stroll from the doorstep, this period house is deceptively spacious with three bedrooms and an enclosed garden.

The property offers spacious accommodation with a sitting room, separate dining room, a kitchen and a large understairs store cupboard on the ground floor and three good sized bedrooms and a bathroom with a shower above the bath on the first floor. To the rear of the property is an enclosed southwesterly facing garden with an outside store. Parking is available on street or in a carpark a short walk away.

Bampton is a delightful little town situated in the Bathern Valley amidst some of Devon's most beautiful countryside. The town lies about 7 miles to the north of Tiverton and 4 miles to the south of Exmoor National Park.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will be become an Assured Periodic Tenancy from the 1st of May 2026.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.



Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

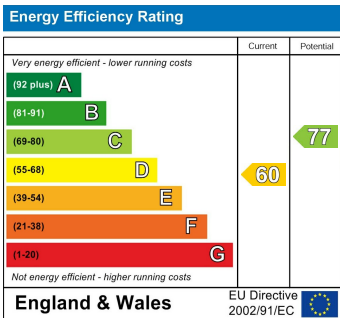
Directions

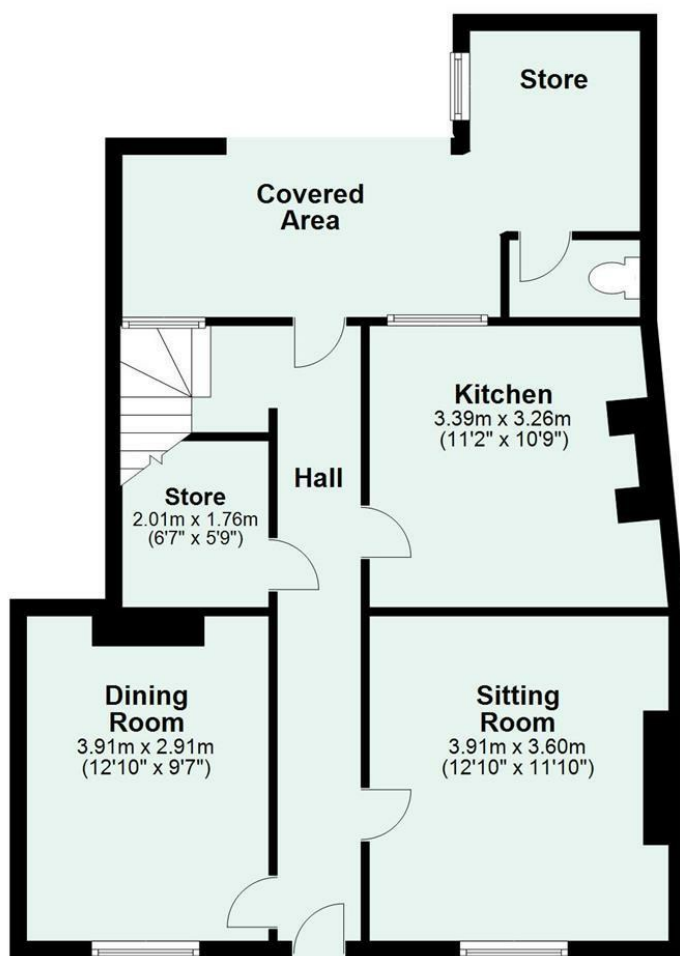
From Seddons Bampton office proceed down the wide main street and the property will be seen a short distance along on the right hand side.

Viewings

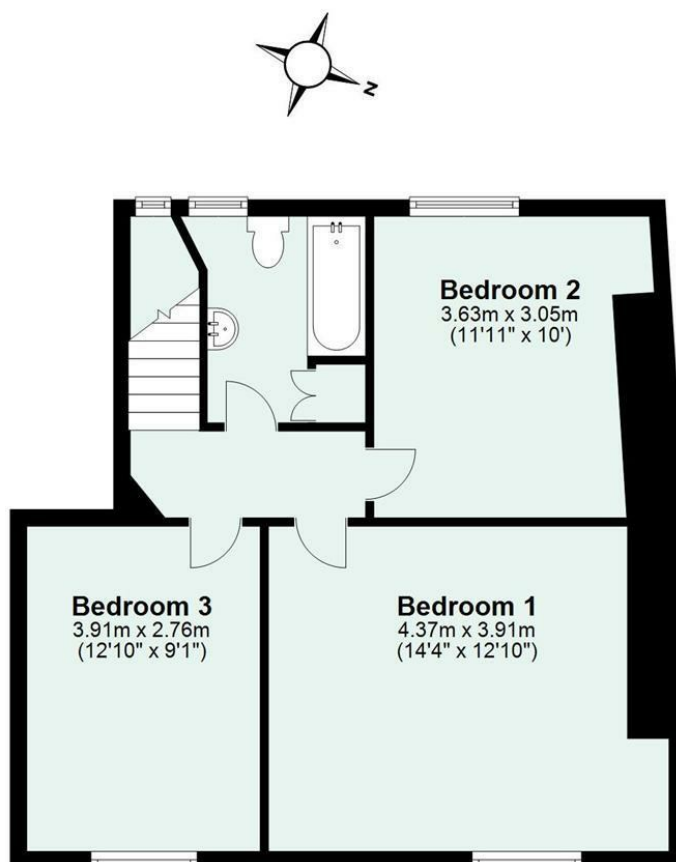
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:





Ground Floor



First Floor

Total area: approx. 108.2 sq. metres (1164.7 sq. feet)

