



THE COURTYARD, BAMPTON EX16 9GA

Winkworth



The Courtyard, Bampton

01884 675 675 | tiverton@winkworth.co.uk

A stunningly presented four bedroom detached house with a large living space, four bedrooms, double garage and large private rear garden located on a quiet no through road on the edge of Bampton.

At a glance

- Set on a small sought after close on the edge of bampton
- Large sitting room
- Reception room/office
- Modern new fitted kitchen with integrated appliances
- Dining area
- Utility room with rear porch
- Stunning views
- Master bedroom with ensuite and fitted wardrobes
- Three further double bedrooms
- Double Garage and plentiful parking
- Family bathroom with shower over the bath
- Spacious rear garden

Location

Built in 2015 by well known West Country Developers "Devonshire Homes" this attractive four bedroom house situated within a small residential area on the edge of Bampton.

Elizabeth Penton Way is convenient for the primary school and within walking distance of the many amenities that this charming country village has to offer which include some lovely shops, pubs, restaurants, doctors surgery and a 15th century church.

The market town of Tiverton lies 7 miles to the south with dual carriageway access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London (Paddington 2 hours). The whole area is well known for its outstanding natural beauty with Exmoor National Park just 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive.







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The property:

You will not want to miss out on this stunning four bedroom detached home. The current owners have done extensive works to the property, and it has paid off with a very high specification finish throughout. There is ample space over two floors for the perfect family home, this includes two reception rooms, four bedrooms, two bathrooms and a separate study. To the rear of the property is a large private rear garden with a large double garage and plenty of off-road parking. The property is located on a small sought-after close on the edge of the market town of Bampton.

Ground floor:

Upon entering the property there is a welcoming hallway with oak-flooring and access to the downstairs W/C and a large understairs cupboard. The sitting room is located to the right of the hallway. The sitting room is large and offers plenty of space for furniture and the perfect space to relax and unwind after a long day. The sitting room has oak-flooring throughout and plenty of light due to the window facing the front aspect and French doors to the rear, these offer direct access to the garden allowing the owner to take full advantage of the garden and the weather.

The study is located to the left of the hallway, it has a window facing the front aspect with oak-flooring. It is perfect as a home office or a playroom.

The kitchen/dining room is a focal point of the property and is truly a stunning room. The space is flooded with light due to the dual aspect windows. The kitchen comprises of grey floor and wall storage units with brass handles and white quartz work surfaces with under cupboard lighting. The kitchen also has an integrated sink (with brass tap), eye level double ovens, dishwasher, and fridge freezer. The dining room has ample space for a large table and chairs and has French doors leading directly into the private rear garden.

The utility room is located off the dining room with floor storage units, sink and space for a washing machine and dryer and direct access to the rear porch which is perfect for coats and boots.

First floor:

The high standard continues the first floor. Bedroom one is a very large and bright double bedroom featuring dual aspect windows, with carpet throughout and a triple built in wardrobe. The en-suite bathroom has a new floor, large walk-in shower, white W/C and sink basin.

Bedroom two is a good size double bedroom with a window facing the front aspect and triple built in wardrobes and carpet throughout. Bedroom three is also a good size double bedroom with a window facing the rear aspect and carpet throughout. Bedroom four is a nicely located with a window overlooking the front aspect. The family bathroom has a bath with a stand over shower, W/C and sink basin

Outside:

There is a large west facing private rear garden set over two tiers with a large patio and lawn. There is lots of sunshine and it provides the perfect space for the family to unwind or to get friends over for a barbeque. There is side access to the rear garden adjacent to the garage. There is a double garage with power and plenty of off-road parking.

Council tax band: E

Services:

Mains water, electric and drainage and oil-fired central heating.

Agents Note: The property is still under a NHBC Warranty cover which will end on September 2025. Under the requirements of Section 18 of the Estate Agents Act 1979 and the Provision of information Regulations 1991, notice is hereby given that the seller of this property is a Connected Person, being an employee of Winkworth Tiverton



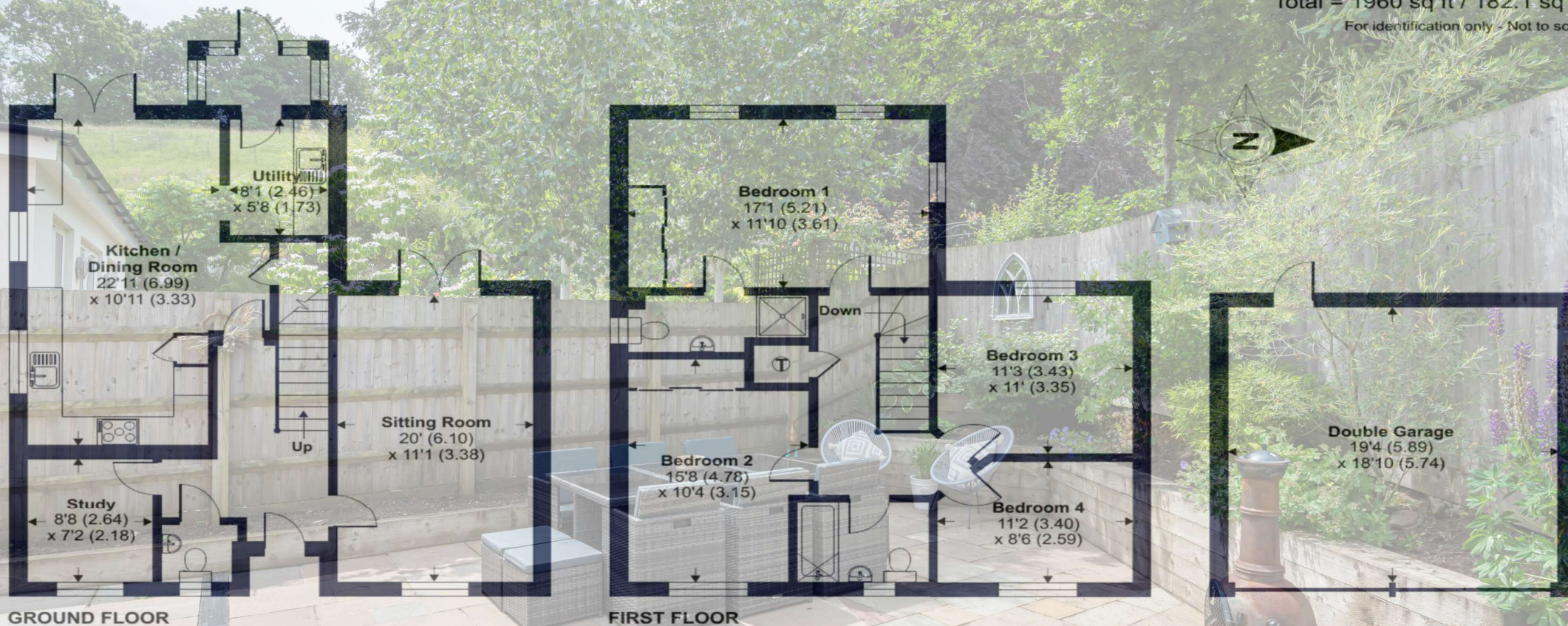
Elizabeth Penton Way, Bampton, Tiverton, EX16

Approximate Area = 1596 sq ft / 148.3 sq m

Garage = 364 sq ft / 33.8 sq m

Total = 1960 sq ft / 182.1 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). © nchecorn 2022. Produced for Winkworth. REF: 859820



Tiverton Office

15 Fore Street, Tiverton, EX16 6LN

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

