



Asking Price £250,000

seddon's



## 4 Market Close, Bampton, Tiverton, Devon, EX16 9NU

- Porch and entrance hall
- Kitchen
- Utility and downstairs WC
- Wet room
- Integral garage and parking
- Sitting room
- Conservatory
- 3 bedrooms
- Gardens to front and rear
- Short walk to amenities

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 4 Market Close, Tiverton EX16 9NU

A three bedroom semi-detached family home with garage and parking, situated on the edge of Bampton within a short walk of amenities.



Council Tax Band: C



Bampton is a small country town offering some lovely independent shops, pubs, a primary school, and a doctor's surgery. The larger market town of Tiverton lies approximately 7 miles to the south and provides extensive amenities including supermarkets, schools, a hospital, leisure centre, and golf course. From Tiverton there is convenient access to the A361 North Devon Link Road, the M5 motorway, and Tiverton Parkway railway station, which offers regular services to London Paddington in around two hours. The surrounding area is renowned for its outstanding natural beauty, with Exmoor National Park just 7 miles to the north and the stunning North Devon coastline reachable within about 45 minutes by car.

The property is well positioned within the town, close to all amenities and offers comfortable family accommodation together with low-maintenance gardens to the front and rear, driveway parking, and an integral garage. Entry is via a front porch leading into an inner hallway. The ground floor includes a bright sitting room featuring a bay window, feature fireplace and under stair storage cupboard. The kitchen is fitted with ample units, an electric cooker, space and plumbing for a dishwasher and space for a fridge freezer. Leading off the kitchen is the conservatory with French doors opening onto the garden. A utility room,

accessed from the conservatory, provides a sink, space and plumbing for a washing machine, access to the garden, and a door into the integral garage. A separate WC completes the ground floor. Upstairs, three bedrooms lead off the landing, all served by a wet room.

Outside, the enclosed rear garden comprises a lawn, paved patio and garden shed. To the front is a brick-paved driveway with an additional lawned area to one side and an outside light. The integral garage includes an up-and-over door, electricity and water supply, an electric boiler, and rear access through to the utility room.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

Tenure:  
Freehold

Services:  
Mains electricity, water and drainage connected. Heating by way of an electric boiler. The hot water is provided through and Emerson heater and tank.



## Directions

From the Seddons office proceed to the junction and turn left. Follow the road past the Spar shop and the car park then take the turning left into Station Road. Take the next right in to Market Close and number 4 can be seen a short distance along on the right hand side.

## Viewings

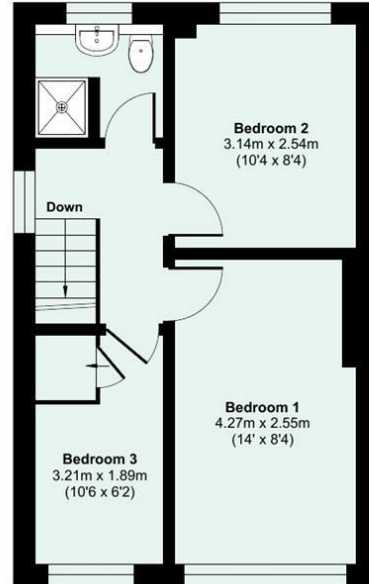
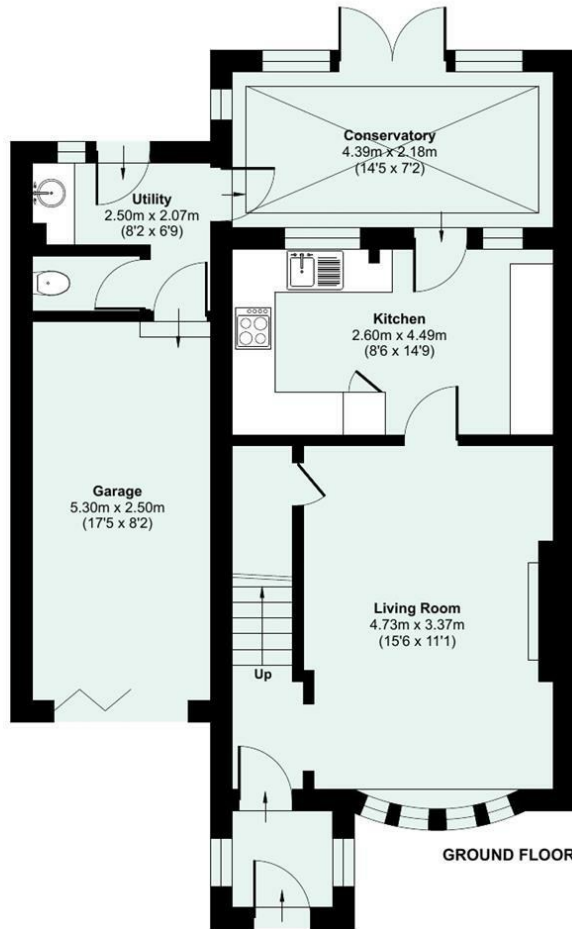
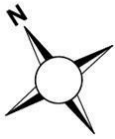
Viewings by arrangement only. Call 01398 332006 to make an appointment.

## EPC Rating:

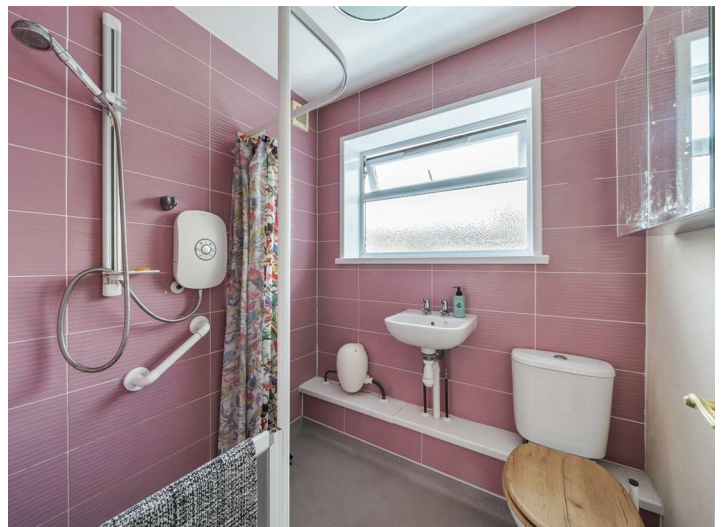
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 944 sq ft / 87.7 sq m  
Garage = 143 sq ft / 13.2 sq m  
Total = 1087 sq ft / 100.9 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: 1409517



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