



6 Market Close



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Bampton, Tiverton, EX16 9NU

Tiverton 8 miles | M5/J27 Tiverton Parkway Station 14.5 miles | Exeter 21.5 miles

A well-presented semi-detached three-bedroom home set within in the popular village of Bampton, offered to the market with no onward chain.

- Semi Detached Home
- Three Spacious Bedrooms
- Open Plan Sitting/Dining Room
- Integral Garage
- Council Tax Band C
- No Onward Chain
- Three Bathrooms
- Family Bathroom and En Suite
- Popular Location
- Freehold

Guide Price £270,000

DESCRIPTION

6 Market Close is a delightful three-bedroom home set within the charming village of Bampton. The village offers a wide range of amenities, as well as a very popular community.

The property consists of a large sitting/dining room, a generous kitchen including a kitchen island and ample worktop space, along with a downstairs shower room and w/c on the ground floor. Upstairs the property is served by three spacious bedrooms, with the main benefitting from an en suite along with a family bathroom to accommodate the other two bedrooms.

Outside the property sits in a good sized plot, with off street parking and an integral garage to the front with a spacious garden to the rear, which is mainly paved with an area of decking.

SERVICES

Mains electricity, water and drainage. Heating via electric boiler. Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.

Ofcom predicted mobile coverage: Internal - EE (variable) & Three. External - O2, EE, Three, & Vodafone.

Local Authority: Mid Devon Council. Bordering Bampton conservation area.

DIRECTIONS

What3Words: [///coats.stockpile.flattens](https://www.what3words.com/coords/3coats.stockpile.flattens)

Google Drop Pin: <https://maps.app.goo.gl/pmvNkY6ouJyc4wQq8>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	49
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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