Asking Price £399,950

seddons

Exe View High Street, Bampton, Tiverton, Devon, EX16 9NQ

- Superb elevated position
- Outstanding views
- Large garden
- Open plan kitchen/dining
- Large conservatory
- Victorian period house with new roof
- Double garage with studio above
- Outside office/studio
- Sitting room with woodburning stove
- 3 bedrooms and shower room

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

The Property Ombudsman

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Exe View High Street, Tiverton EX16 9NQ

3 bed period semi-detached cottage with views, large garden, garage with studio over, separate studio/office. NEW ROOF.

3 | 1 | 2 | D | Council Tax Band: D

Situated in an enviable elevated position enjoying far-reaching views across Bampton and the picturesque Exe Valley, Exe View is a charming period cottage with a delightful garden and outbuildings, all within walking distance of the town's shops and amenities.

The property is entered via a welcoming entrance hall with attractive quarry tiled flooring, an oak staircase and a useful understairs cupboard housing the washing machine. The accommodation includes a sitting room with a wood-burning stove, together with a large conservatory, perfectly positioned to take full advantage of the stunning views and with double doors opening out to a decked seating area. The open plan kitchen/dining room has a fireplace with woodburning stove and the kitchen is well-equipped with a range of fitted units and integrated appliances including a double oven, halogen hob, fridge freezer, wine cooler and dishwasher. On the first floor, leading off the galleried landing, there are three well-proportioned bedrooms together with a family shower room.

Outside, to the rear of the cottage, there is a detached brick office/workshop with light and power connected, together with two useful outhouses, one housing the oil-fired boiler, and the other providing a useful outside W.C. and tap. A substantial double garage with electric roller door, power and lighting provides excellent parking and storage, with an additional parking space situated directly in front. Above the garage is a versatile double-aspect studio with power and lighting, offering excellent potential as a home office, creative workspace or hobby room.

The delightful cottage gardens are a particular feature of Exe View, laid predominantly to lawn and thoughtfully planted in a traditional cottage-garden style. Fruit trees include apple, pear, plum and cherry and there are two raised vegetable beds, a timber garden shed and a greenhouse. Leading off the conservatory, there is a decked seating area, ideal for al fresco dining and enjoying the wonderful views. The property is approached via steps from the lane beside the garage, with a further steps (shared with next door) giving access slightly further along the lane.

Bampton is a beautiful country town offering a range of independent shops, cafés, pubs, a primary school and doctors' surgery. The larger market town of Tiverton lies just 7 miles to the south and excellent transport connections are available via the A361 North Devon Link Road, the M5 motorway and Tiverton Parkway railway station. The surrounding area is renowned for its outstanding natural beauty, with Exmoor National Park just a few miles to the north.

Services: Mains water, electricity and drainage
Tenure: Freehold
Council Tax: Band D
Local Authority: Mid Devon District Council

Directions

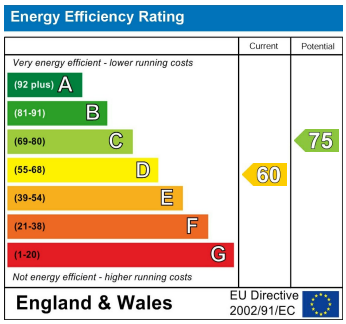
Directions

From Seddons office, proceed up to the junction and turn left through Newton Square. Turn right opposite The Swan and proceed up the High Street. The property will be seen after the row of houses and cottages on the right. Our For Sale board is displayed. Access to the property is via the steps found on the right hand side of the garage, which lead to a pathway through the garden to the front door.

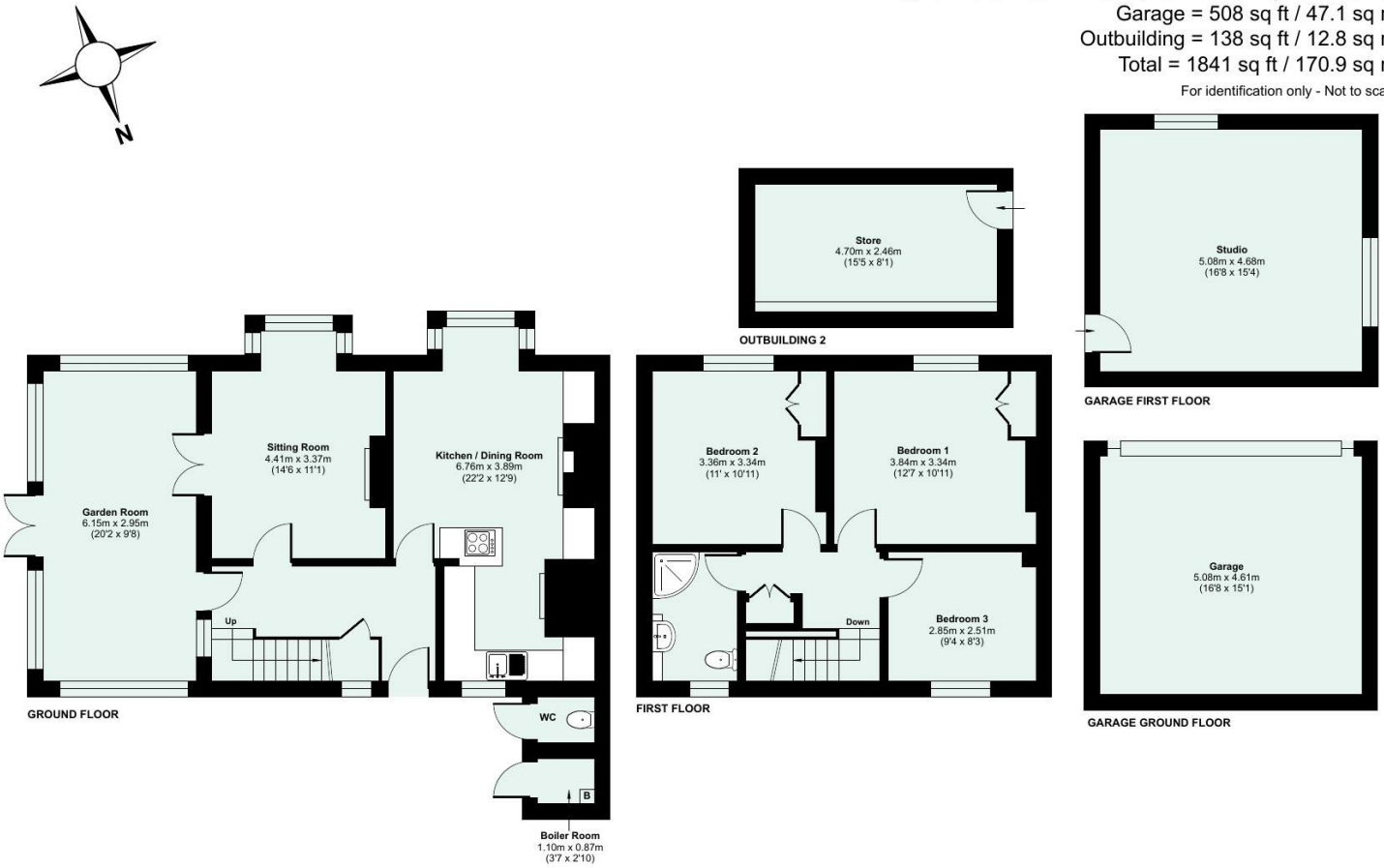
Viewings

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

EPC Rating:



Approximate Area = 1195 sq ft / 111 sq m (excludes wc)
Garage = 508 sq ft / 47.1 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1841 sq ft / 170.9 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: 1463924

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.