

Compass Cottage

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Bampton, Tiverton, Devon, EX16 9NJ

Tiverton 7.6 miles | M5/J27 Tiverton Parkway Station 14.3 miles | Exeter 21.4 miles

A delightful two-bedroom cottage with charming period features and enclosed rear garden, set within the popular village of Bampton. Offered to market with no onward chain.

- Semi-Detached Cottage
- Two Bedrooms
- Sought-After Village with Amenities
- Recently Redecorated & New Flooring
- Council Tax Band B
- No Onward Chain
- Enclosed Rear Garden
- Sitting Room with Wood burner
- Spacious Accommodation
- Freehold

Guide Price £220,000

DESCRIPTION
Compass Cottage is a delightful two-bedroom cottage set within the charming village of Bampton. The village offers a wide range of amenities, as well as a very popular community.

The ground floor comprises of an entrance porch, a sitting room with exposed beams and wood burner to the front and a kitchen to the rear, benefitting from wall and base units, integrated oven with hob, including withstanding washer/drier and fridge as well as space for further appliances and French doors out to the garden. Stair rise to the first floor landing giving access to two double bedrooms and the bathroom with separate bath and shower, wash basin and WC.

INVESTMENT OPPORTUNITY
For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.

SERVICES
Mains electricity, water and drainage. Heating via electric storage heaters & Woodburning Stove.
Ofcom predicted broadband services – Standard & Superfast available.
Ofcom predicted mobile coverage for voice and data: Internal (Variable) - Three. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Bampton Conservation Area

DIRECTIONS
What3Words: ///scarf.kicked.stall
Google Drop Pin: https://maps.app.goo.gl/BYw9x82Cn1xJnM2g9













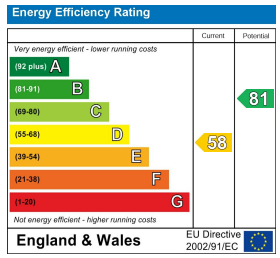






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