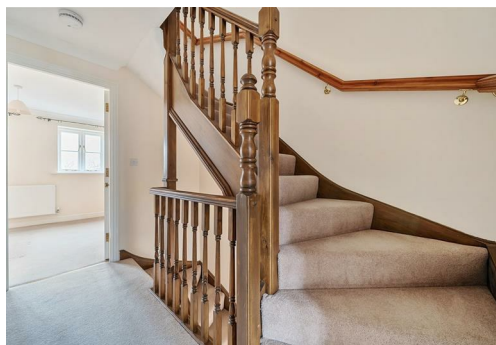




9 Newton Court

9, Newton Court, Bampton, Tiverton, EX16 9LG



Tiverton 8 Miles | M5 (J27) & Tiverton
Parkway 13.5 Miles | Exeter 22.5 Miles

Located at the end of a quiet cul-de-sac, this mid terrace townhouse offers four bedrooms across three storeys. All within a short walk to Bampton's amenities.

- Mid-Terraced Townhouse
- Set across Three-Storeys
- Four Double Bedrooms
- Two-Bathrooms
- Enclosed Rear Garden
- Off-Road Parking
- No Onward Chain
- Walking Distance to Amenities
- Council Tax Band D
- Freehold

Guide Price £270,000



SITUATION

Bampton is a charming and historic village located in the heart of Mid Devon and is surrounded by rolling hills and beautiful countryside, it is a popular destination for those seeking a peaceful and idyllic lifestyle. The village is steeped in history and boasts a wealth of stunning architecture, including a magnificent church that dates back to the 15th century. Bampton is also known for its picturesque streets and quaint thatched cottages, which lend a quintessentially English feel to the village. Visitors can take a stroll along the high street, which is lined with charming independent shops and traditional pubs, offering a warm welcome to locals and visitors alike.

Within easy reach is the larger town of Tiverton which boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

DESCRIPTION

Built in 2005, this delightful townhouse offers versatile living across three-storeys, with four bedrooms, two bathrooms and a well-proportioned sitting room, as well as an enclosed low maintenance rear garden.

ACCOMMODATION

The entrance hallway welcomes you in to 9 Newton Court. The kitchen is located to the front of the property, offering wall and base units with laminate worksurface and tiled splash-back, integrated Neff double oven, electric hob with extractor over and space for further appliances. There is a useful breakfast bar for informal seating. The sitting room, to the rear, offers an electric feature fireplace and double doors out to the garden. Centrally, there is a ground floor cloakroom with wash basin and WC.

Stairs rise to the first-floor landing giving access to two of the double bedrooms. The master bedroom sits to the rear of the property with views across the fields behind. The master en suite has a shower, wash-basin and WC.

The second floor comprises of two further double bedrooms and the family bathroom, with a suite of a bath, wash basin and WC.

OUTSIDE

To the rear of the property is a low maintenance garden, majority gravelled with a paved patio for alfresco dining. A timber shed is located to the rear of the garden and a personnel gate provides rear access.

Within the cul-de-sac there are two designated parking spaces for 9 Newton Court.

SERVICES

Mains electricity, water and drainage. Oil Fired Central heating.

Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited): Three, EE, O2 & Vodafone. External: Three, EE, O2 & Vodafone.

Local Authority: Mid Devon District Council. Bampton Conservation Area.

VIEWINGS

Strictly by appointment only through the agents, Stags.

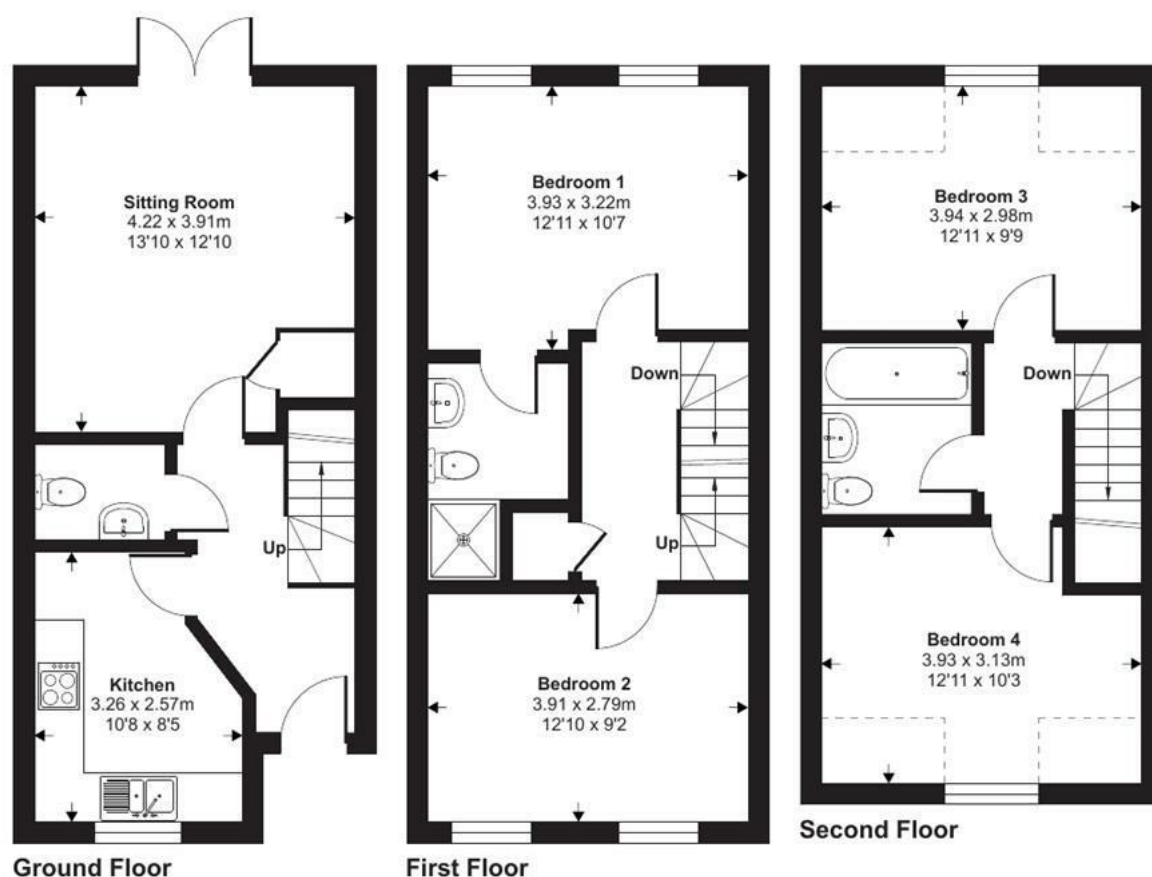
DIRECTIONS

From the Spar Shop/ Post Office on Newton Square in Bampton, proceed along Newton Square for 30 yards, taking the first left onto Newton Court. Follow the road to the end of the cul-de-sac and the property can be found in front of you, second in from the right.



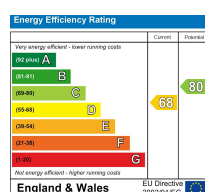


Approximate Area = 1049 sq ft / 97.4 sq m
 Limited Use Area(s) = 48 sq ft / 4.4 sq m
 Total = 1097 sq ft / 101.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1256117

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.



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