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Livinghoe, 6 Ashleigh Park



Tiverton: 7 Miles | M5 (J27)/ Tiverton  
Parkway Station: 14 Miles | Exeter: 20  
Miles

## A four bedroom bungalow with delightful garden, greenhouse, off-road parking and double garage, ready for modernisation.

- Detached Bungalow
- Four bedrooms
- Spacious sitting room
- Delightful gardens
- Off road parking & double garage
- In need of modernisation
- Popular village location
- Close to amenities
- Council Tax Band F
- Freehold

Offers In Excess Of  
£450,000

### SITUATION

Bampton is a charming and historic village located in the heart of Mid Devon. 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, greengrocers, GP surgery, pharmacy 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, doctors, dentists, recreational activities and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

### DESCRIPTION

Ivinghoe is a substantial well-presented four-bedroom, two-bathroom property, located in a tucked away position and excellent views, within close proximity of the amenities of Bampton town centre. The property benefits from ample parking on a spacious driveway, double garage and beautiful gardens.

### ACCOMMODATION

The entrance vestibule gives way to the main hallway offering access to the majority of the principal rooms.

The main living areas are located to the northern end of the property. The substantial, dual aspect, sitting room offers two sets of sliding doors out to the paved patio and garden, with an electric fireplace. Double doors lead through to the dining room and kitchen beyond. The kitchen comprises of wooden wall and base units, double oven, electric hob and space for further appliances. Both the dining room and kitchen provide access to the conservatory.

To the southern end of the property lies the four bedrooms. The dual aspect master bedroom benefits from an en suite comprising of shower, wash basin and WC. Bedroom two is also a good-sized double, whilst bedroom three and four, still good-sizes, offer flexible space depending on the new owner's requirement. The family bathroom has a bath with shower over and wash basin. A separate WC, with wash basin, is found across the hall.

### OUTSIDE

The garden offers a peaceful retreat and lovely views over Bampton to the countryside beyond, with areas of lawn and bordered with an abundance of mature shrubbery, hedging and trees. A greenhouse is nestled within, perfect for those green-fingered gardeners. A gate gives access to a sloping area beyond the garden with steps down which is enclosed with fencing and has a grass covering as well as trees and shrubs.

Iron gates open, giving access to the brick-paved driveway offering ample parking. The large double garage with storage above is situated to the edge of the driveway.

### SERVICES

Mains electricity, water and drainage. Electric storage heaters.  
Ofcom predicted broadband services - Standard: Download 17Mbps, Upload 1Mbps. Superfast: Download 71Mbps, Upload 16Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone (Limited internally).  
Local Authority: Mid Devon District Council.

### VIEWINGS

Strictly by appointment only through Stags.

### DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wilveliscombe. Remain on the A396 passing through the village of Cove and upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton/ B3227. Continue along this road for approximately 1 mile and as the road bears left, turn right onto Old Tiverton Road. Proceed taking the first right turn into Ashleigh Park. Proceed for approximately 350 yards and Ivinghoe (number 6) can be found on the right-hand side.

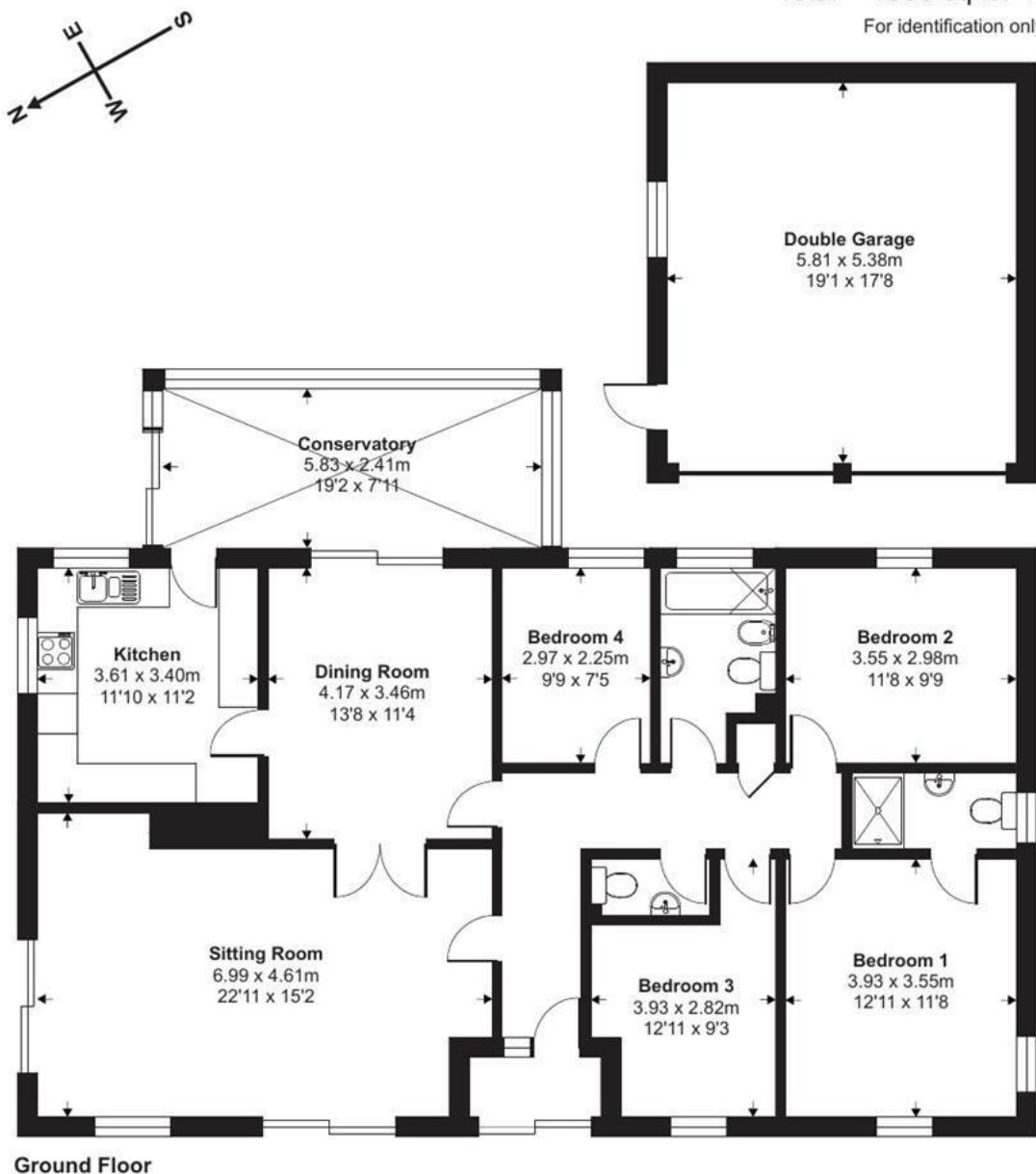


Approximate Area = 1542 sq ft / 143.2 sq m

Garage = 338 sq ft / 31.4 sq m

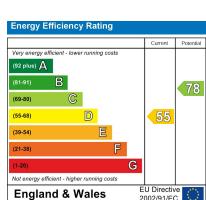
Total = 1880 sq ft / 174.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
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**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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