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17-19 Brooke Street (COMMERCIAL)



Tiverton: 7.5 Miles Tiverton Parkway  
Station (M5/J27): 14 Miles Exeter: 21 Miles



#### 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

Situated in the heart of Bampton, is a fantastic investment opportunity with versatile ground floor space and a beautifully finished residential apartment on the upper floors. The ground floor is currently being used as a highly respected and successful family run fish and chip shop, with potential to serve a multitude of customer-facing businesses such as a café, bakery, retail shop, or office space. The shop has large windows and provide an inviting storefront.

#### ACCOMODATION

The residential apartment on the upper floors is accessed via a separate entrance and features a well-appointed bright and spacious open-plan kitchen, dining, and living area. The kitchen is fully fitted with modern appliances and ample storage space, making it perfect for preparing and enjoying meals with family and friends. The apartment has four bedrooms, one with an ensuite shower room. The apartment also benefits from a family bathroom. There is also a good sized office downstairs, which could be utilised as a bedroom if required.

The entire apartment has been finished to a high

standard with contemporary fixtures and fittings, including hardwood floors and sleek bathroom fixtures. The open-plan living area has large windows that provide plenty of natural light, making the space feel even more bright and airy.

Overall, this property is a fantastic opportunity for anyone looking for a flexible commercial space with the added benefit of a beautiful residential apartment. Whether you are looking to start a new business venture or simply want to invest in a property with excellent rental potential, this property in Bampton, Mid Devon, is definitely worth considering.

#### RESIDENTIAL & COMMERCIAL LETTING

Residential Apartment approx. per annum:  
£10,800

Commercial unit approx. per annum: £10,000

#### SERVICES

Mains electricity, water and drainage connected.  
Oil-fired central heating.

#### INVESTMENT OPPORTUNITY

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

#### VIEWINGS

Strictly by appointment through the agents  
Stags Tiverton. Tel 01884 235705.

#### DIRECTIONS

From M5 Junction 27, travel west along the A361. At Bolham roundabout, take the third exit signposted Bampton A396/ Dulverton/ Wiveliscombe. 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 continue down Briton Street and the property can be found on your right.

what3words: //tiger.camcorder.crunched

Guide Price £515,000



Approximate Area = 3197 sq ft / 297 sq m  
 Outbuilding = 22 sq ft / 2 sq m  
 Total = 3219 sq ft / 299 sq m

For identification only - Not to scale

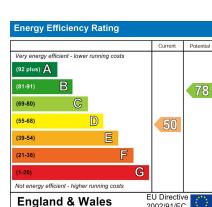


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
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These particulars are a guide only and should not be relied upon for any purpose.

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