

# 2 Quarryman Close, Bampton, Tiverton, EX16 9FF

£950 PCM

A well presented two bedroom terraced house in the popular village of Bampton. This property has air source heating and two allocated parking spaces.

**Description**  
This modern home is situated in Bampton, approximately 15 minutes from Tiverton. A two bedroom property with family bathroom and downstairs cloakroom. The lounge/diner is open plan with an archway leading to a modern fitted kitchen with built in appliances including a fridge/freezer, microwave and dishwasher. The living room has patio doors leading to the rear enclosed garden with patio and lawn. There is allocated parking and air source heating.

**Lettings enquiries**  
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [lettings@weldenedwards.co.uk](mailto:lettings@weldenedwards.co.uk).

**Bampton**  
Bampton lies on the very edge of beautiful Exmoor National Park, and is dominated by its Motte dating back to 1067. It has an ancient charter fair and is a well-deserved regular winner of Britain in Bloom. Once a thriving wool town, Bampton's Georgian houses are built of locally quarried stone. The whole town centre is a conservation area, and Bampton boasts almost 100 listed structures including two telephone boxes.

This traditional town has plenty to offer visitors in the form of various shops, pubs & restaurants and places to stay. As well as the usual amenities such as a post office, spa, pharmacy and greengrocers, Bampton also offers a more unique retail experience.

**Disclaimer**  
Whilst every attempt has been made to ensure our lettings particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

- Two double bedrooms
  - Lounge/diner
  - Family bathroom with shower over bath
  - Allocated parking
  - EPC rating B
- Modern fitted kitchen
  - Downstairs cloakroom
  - Enclosed rear garden
  - Air source heating

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>85</b> | <b>98</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

