



28 Elizabeth Penton Way, Tiverton, Devon EX16 9GA
Asking Price £315,000

A beautifully presented three-bedroom link-detached home set within the highly sought-after Bampton area.

Description

Entering through the front door, a spacious entrance hall greets you and provides access to all ground-floor rooms. To the right, the modern, well-equipped kitchen features integrated appliances that make everyday cooking and entertaining effortless. A convenient downstairs WC sits to the left. The generous lounge/diner offers flexible living space for family life or hosting guests, with large doors that open directly onto the rear garden to create a seamless indoor-outdoor flow.

Upstairs there are three well-proportioned bedrooms. The master bedroom benefits from a stylish en-suite, while the two further bedrooms offer versatile use as children's rooms, guest accommodation, or a dedicated home office. One of the rooms is currently arranged as a study, demonstrating the layout's adaptability for modern family needs. A contemporary family bathroom completes the first floor.

The larger-than-average rear garden is laid to lawn with a patio and seating area, and provides direct access to the garage, making it ideal for storage, hobbies or a workshop. The extended driveway at the front comfortably accommodates three to four vehicles, offering excellent off-street parking for households and visitors.

The property benefits from owned solar panels, helping to reduce energy bills and environmental impact. A recently installed air source heat pump (May 2025; installed by Octopus Energy) comes with an eight-year warranty and an active service plan, providing efficient, low-carbon heating and long-term peace of mind.

Council Tax, Tenure & Services

Council Tax: Band C

Services: Mains electric, Air Source Heat Pump, Water and Drainage.

Freehold

Ofcom Broadband Speeds: Superfast 80Mbps

Ofcom Mobile Signal: EE, Three, Vodafone Likely - O2 Limited

There is an annual service charge of £63.00

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Bampton

Elizabeth Penton Way is situated in a very convenient location, just a short walk from many local amenities within the centre of Bampton. The village offers many independent shops including a bakery, a greengrocer, grocery store, butcher, local pubs and restaurants as well as a doctors surgery and primary school. Approximately 7 miles south of Bampton, Tiverton offers a wider range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

Whilst every attempt has been made to ensure our sales 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.



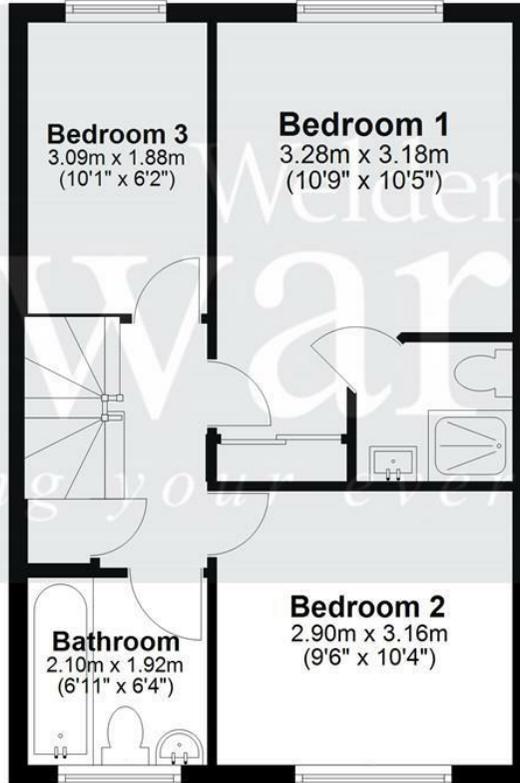
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



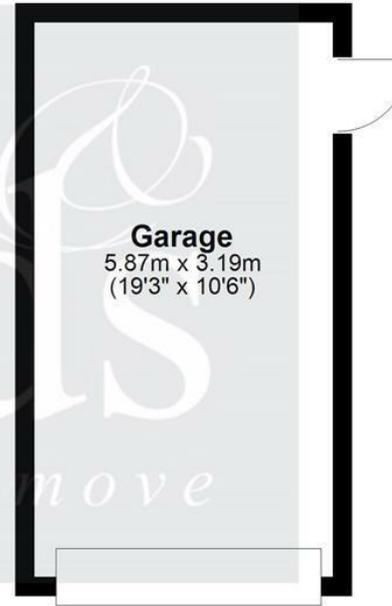
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.5 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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