



99 Bampton Street, Tiverton, EX16 6AL

**Asking Price £135,000**

First time on the market in 35 years is this deceptive TWO / THREE bedroom mid terrace cottage, located just off the town centre. The property benefits from a lounge, kitchen/diner, shower room, communal rear garden, gas central heating and double glazed windows. There is parking available to rent nearby. Ideal first time buy or buy to let investment property. Must be viewed



**Lounge 10'11" x 10'3" (3.33 x 3.13)**



window to front elevation looking out to Bampton Street. Radiator, television point, feature fireplace with tiled surround and slate hearth, wood effect laminate flooring and step up to

**Kitchen / Diner 12'7" x 9'11" (3.86 x 3.04)**



with window to rear elevation and door leading out to rear access. A modern kitchen comprising of cupboards and drawers with rolled edge worktop over, single drainer sink with mixer tap, space for washing machine, electric cooker and fridge freezer. Matching wall mounted cupboards, gas Combi boiler, radiator and stairs to first floor landing.

**First floor landing**

doors off to

**Bedroom One 11'3" x 8'10" plus alcove (3.43 x 2.71 plus alcove)**



with window to front elevation. Radiator, television point and built-in wardrobe with shelving

**Shower room 4'7" x 4'6" (1.41 x 1.39)**



Modern white shower suite comprising of corner shower cubicle with thermostatic controlled shower, low-level WC, vanity wash basin, tiled splash backs, extractor fan, inset spotlights and towel rails

### Bedroom 3/office 7'9" x 7'8" (2.37 x 2.35)



with window to rear elevation. Radiator and bifold doors leading to

### Bedroom Two 14'4" x 10'1" (4.37 x 3.08)

with window to the rear elevation, radiator and storage to the eaves

### Outside

To the rear of the property there is a shared path leading down to a communal garden with access out on to Barrington Street. Near the garden is a storage area belonging to the property.

Floor Plan

Area Map



Energy Efficiency Graph

