

Asking Price £325,000



18 Frog Street, Bampton, Tiverton, Devon, EX16 9NT

- Peaceful location on quiet lane
- Sitting room with woodburning stove
- Country style kitchen
- Two double bedrooms
- Cottage garden with country views
- Character cottage with period features
- Study (or 3rd bedroom)
- Large utility
- Spacious bathroom

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

18 Frog Street, Tiverton EX16 9NT

Beautiful, semi-detached cottage with a pretty terraced garden and southerly views to the surrounding hills situated in a peaceful position on the edge of Bampton, yet just a short stroll to the shops.



Council Tax Band: C



This delightful period cottage enjoys a tranquil position on the edge of Bampton, nestled along a peaceful and picturesque lane, yet just a short stroll from all the amenities. Bampton is a thriving country village offering a good range of local facilities, including a doctors' surgery, primary school, independent shops, cafés, and traditional pubs. The larger market town of Tiverton lies approximately seven miles to the south, providing a broader range of services, quick access to the M5 motorway, and national rail connections via Tiverton Parkway (London Paddington in around two hours). The stunning landscapes of Exmoor National Park are just six miles to the north.

No. 18 Frog Street is a charming semi-detached, stone-built period cottage that has been significantly improved by the current owners in recent years. The result is a beautifully presented home full of character, featuring a south-facing frontage and a delightful terraced rear garden.

On the ground floor, a stable door opens into a cosy sitting room, complete with a stone inglenook fireplace and wood-burning stove. Leading off is a study, which could also serve as a dining room. The kitchen is fitted with classic cream shaker-style units, twin ceramic sinks, an electric oven, induction hob, and integrated fridge. Adjoining the kitchen is a spacious utility room with a door to the garden, ample space for white goods, Belfast sink, generous storage and a convenient WC.

Upstairs, there are two double bedrooms, both with built-in hanging cupboards. They are served by a beautifully appointed

bathroom that includes a freestanding bath, vanity basin, large walk-in shower and WC. Oak flooring flows from the landing into the bathroom, adding warmth and character.

To the rear, the cottage boasts a charming terraced garden. Stone steps lead up to a gravelled terrace with a pond, and further steps ascend to a decked seating area beneath a pergola adorned with wisteria, wild rose, and grapevine. Elevated over two levels, the garden is a true suntrap, offering wonderful southerly views across the rolling hills.

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

Tenure:
Freehold

Council Tax:
Band C

Local Authority:
Mid Devon District Council



Directions

From Bampton Seddons office proceed to the junction and cross the road into Frog Street, continuing along the lane, around the left hand bend and passing the telephone exchange on the left. The cottage will be seen on the right hand side a short distance along.

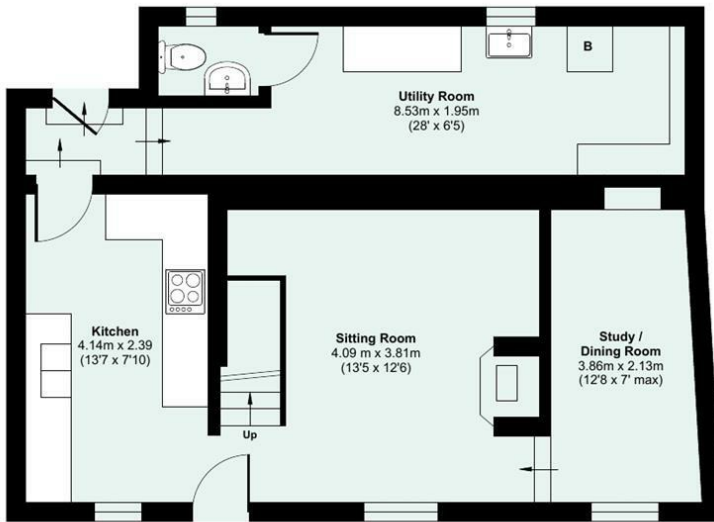
Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

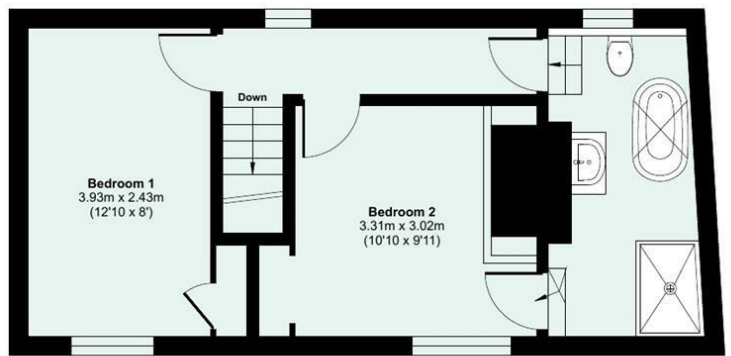
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 945 sq ft / 87.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1284983



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978) Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.