



Compass Cottage



# Compass Cottage

Bampton, Tiverton, Devon, EX16 9NJ

Tiverton 7.6 miles | M5/J27 Tiverton Parkway Station 14.3 miles | Exeter 21.4 miles

A delightful two-bedroom cottage with charming period features and enclosed rear garden, set within the popular village of Bampton. Offered to market with no onward chain.

- Semi-Detached Cottage
- Two Bedrooms
- Sought-After Village with Amenities
- Recently Redecorated & New Flooring
- Council Tax Band B
- No Onward Chain
- Enclosed Rear Garden
- Sitting Room with Wood burner
- Spacious Accommodation
- Freehold

## Guide Price £250,000

### DESCRIPTION

Compass Cottage is a delightful two-bedroom cottage set within the charming village of Bampton. The village offers a wide range of amenities, as well as a very popular community.

The ground floor comprises of an entrance porch, a sitting room with exposed beams and wood burner to the front and a kitchen to the rear, benefitting from wall and base units, integrated oven with hob, including withstanding washer/drier and fridge as well as space for further appliances and French doors out to the garden. Stair rise to the first floor landing giving access to two double bedrooms and the bathroom with separate bath and shower, wash basin and WC.

### INVESTMENT OPPORTUNITY

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

### SERVICES

Mains electricity, water and drainage. Heating via electric storage heaters & Woodburning Stove.

Ofcom predicted broadband services – Standard & Superfast available.  
Ofcom predicted mobile coverage for voice and data: Internal (Variable) - Three. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Bampton Conservation Area

### DIRECTIONS

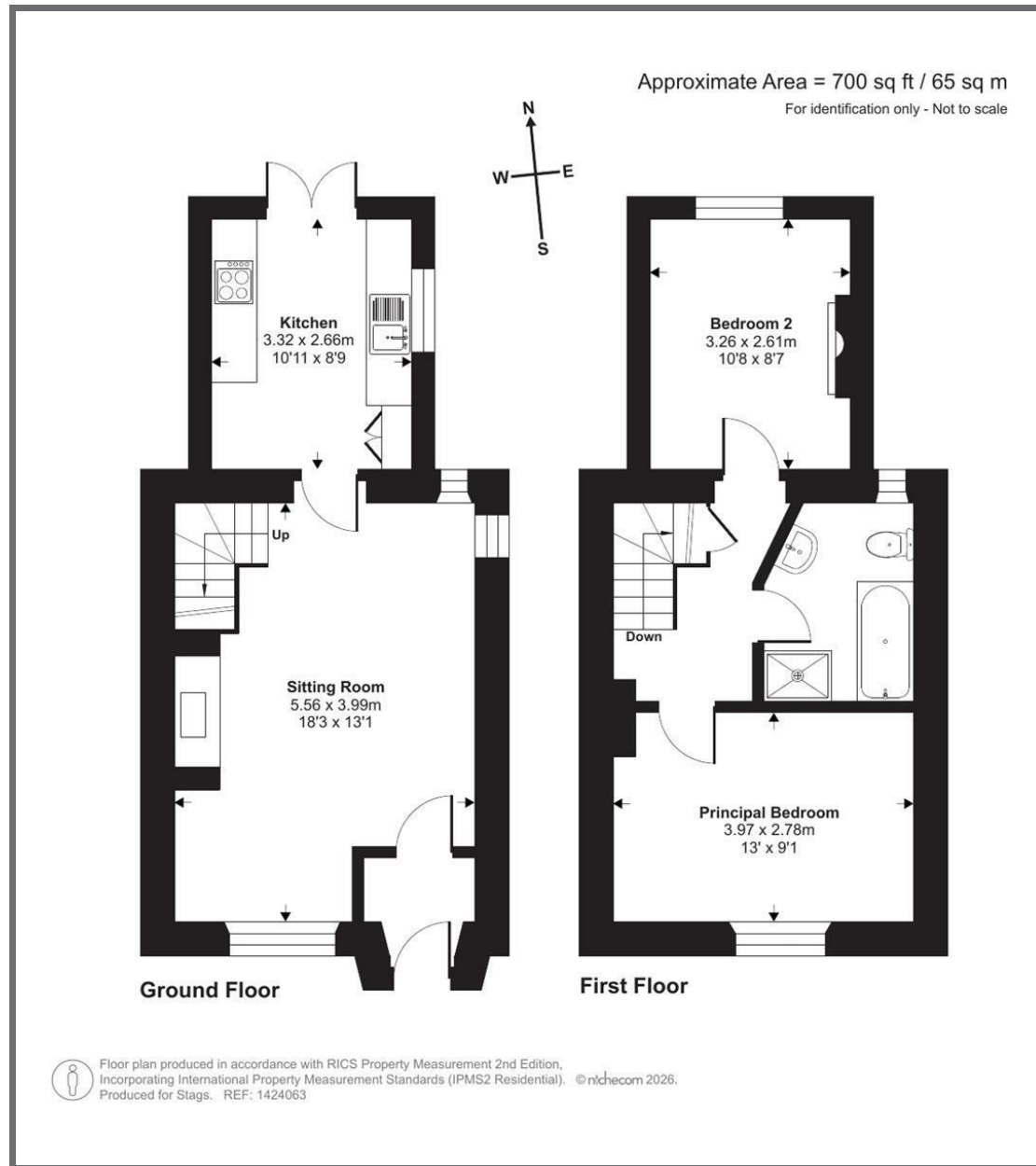
What3Words: ///scarf.kicked.stall

Google Drop Pin: <https://maps.app.goo.gl/BYw9x82Cn1xJnM2g9>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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