

Guide Price £225,000



2 South Molton Road, Bampton, EX16 9NH

- 3 bedrooms, semi-detached house
- Large conservatory
- Needs updating, great potential
- Village location
- Easy access to J27 & M5
- Large plot with room for extension STP
- Level south facing garden
- Double glazing throughout
- Close to Exmoor National Park

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

2 South Molton Road, Bampton EX16 9NH

A three bedroom semi-detached house in need of modernising, set on a large corner plot with parking, garage and south facing garden, situated on the edge of Bampton within a short walk of amenities.



Council Tax Band: B



Situated on the edge of Bampton, 2 South Molton Road lies within a short walk of the many amenities that this charming country village has to offer, including some delightful shops, pubs, a 15th century church, primary school and doctors surgery. The larger market town of Tiverton lies 7 miles to the south with dual carriage way access to Junction 27 of the M5 motorway and Tiverton Parkway mainline station which provides regular intercity services to London (Paddington 2 hours). The whole area is known for its outstanding natural beauty with Exmoor National Park just 3.5 miles to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive.

The property, which was built in the 1920's is now in need of updating, and sits on a large corner plot with plenty of potential for extending - subject to planning. The accommodation comprises an entrance hall, cloakroom, dining room, kitchen, sitting room, large conservatory and inner hall. On

the first floor there are three bedrooms and a large shower room.

The rear garden is a particular feature of the property, being south facing and measuring approximately 110'. There is detached garage and off road parking for several vehicles.

Services: Mains water, drainage and electricity connected.

Tenure: Freehold

Council Tax: Band B

Local Authority: Mid Devon District Council.



Directions

From Seddons Bampton office take the B3227 South Molton Road out of Bampton (passing the Spar shop and war memorial on the right) and the property will be found after a short distance on the left hand side.

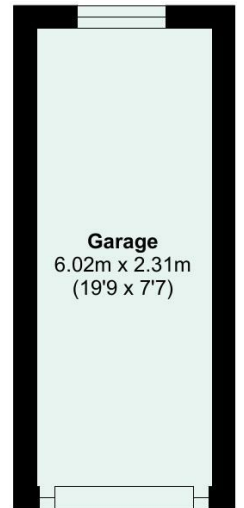
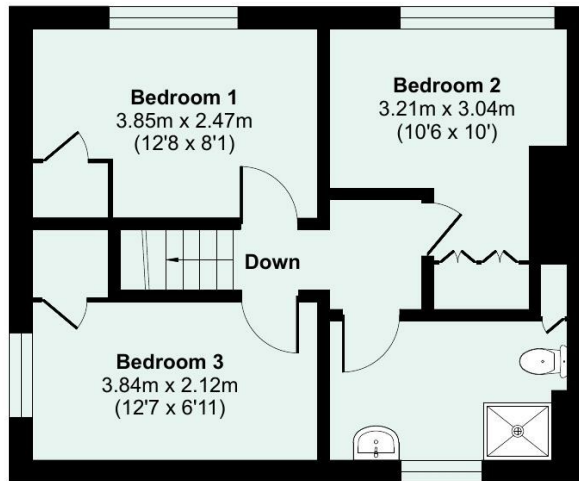
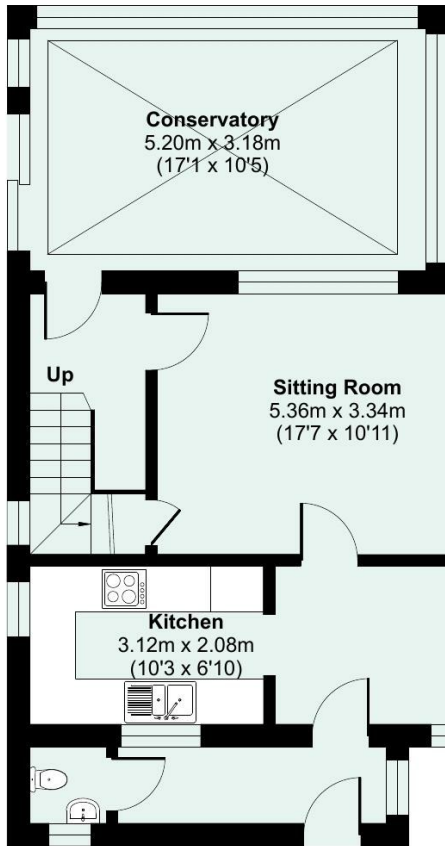
Viewings

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		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Area = 1117 sq ft / 103.7 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1267 sq ft / 117.6 sq m
 For identification only - Not to scale



FIRST FLOOR

GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1478874

