

## Newton Square, Bampton, EX16 9NE

\*Guide Price £220,000 - £230,000\* This charming and well-presented townhouse offers spacious accommodation arranged over three floors, blending period character with modern comforts.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Winkworth.co.uk  
Tiverton: 01884 675 675  
tiverton@winkworth.co.uk





## DESCRIPTION:

The ground floor features an entrance porch with ample storage for coats and boots, a welcoming hallway, and a beautifully appointed kitchen/dining room with views over the courtyard. A multi-fuel stove set in an original stone fireplace adds warmth and charm to the space.

On the first floor, the dual-aspect sitting room benefits from excellent natural light and features attractive exposed oak flooring.

The second floor comprises a galleried landing with airing cupboard, a bright dual-aspect double bedroom with built-in hanging space, and a modern shower room with shower, WC, basin, and heated towel rail.

## OUTSIDE:

The property enjoys a south-west facing courtyard garden to the front, with a raised decked area perfect for relaxing or entertaining. There is also a private parking area and a timber garden shed for additional storage.

Council Tax: Band A - Mid Devon

Services: Mains water, Mains electric and Main Drainage

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

heave.fastening.overdone



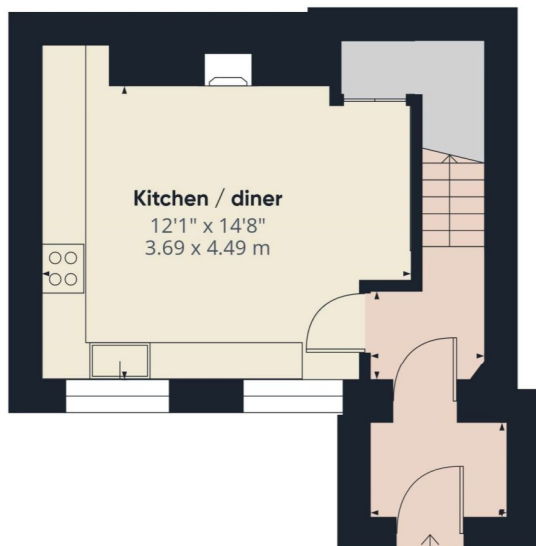


### AT A GLANCE:

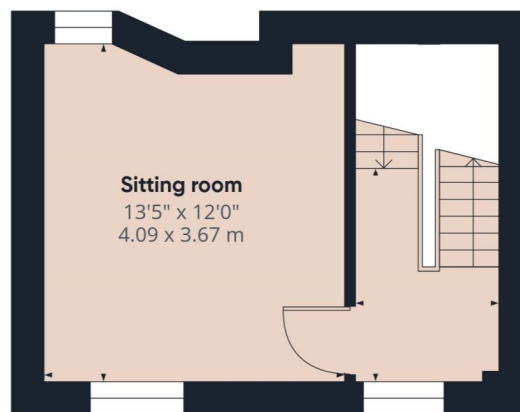
Townhouse  
Entrance porch  
Kitchen/dining room with woodburning stove  
Lounge on middle floor  
Master bedroom on top floor  
Courtyard garden  
Parking  
Close to local amenities

### PROPERTY INFORMATION:

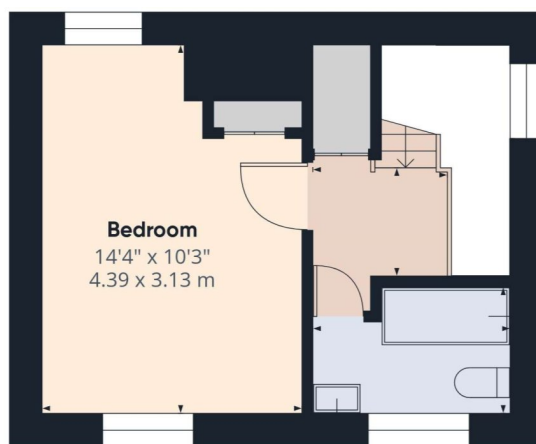
Freehold  
Council tax Band: A  
Mains electric, gas, water and drainage.



Ground



Floor 1



Floor 2

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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