

## Elizabeth Penton Way, Bampton, EX16 9GA

A modern three bedroom link-detached house situated on a generous plot with garage and parking, on a sought after development on the edge of Bampton.

**Winkworth**

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**DESCRIPTION:**

A well-presented 3-bedroom link-detached home located in the highly desirable Bampton area. On entering, you are greeted by a modern kitchen to the right with built in appliances, perfect for cooking and entertaining, and a convenient downstairs WC to the left.

The spacious lounge/diner offers a welcoming space, ideal for relaxing with the family or entertaining guests, and opens directly onto the garden, providing a seamless indoor-outdoor flow.

Upstairs, the property offers three bedrooms, including a generous master bedroom with a stylish en-suite. The remaining two bedrooms are well-proportioned, providing flexibility for family, guests, or a home office.

**OUTSIDE:**

The garden features a patio, lawn, and seating area, with direct access to the garage, providing practical storage or workshop space. The driveway has been extended to comfortably accommodate 3–4 vehicles.

Situated close to a variety of local amenities, schools, and transport links, this property combines space, modern comfort, and convenience.

Offered for sale with no onward chain, it presents an ideal opportunity for first-time buyers, growing families, or those looking to relocate to this sought-after community.

Council Tax: Band C - Mid Devon

Services: Mains electric, Air Source Heat Pump, Water and 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:-

twinge.stunt.fronte

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.



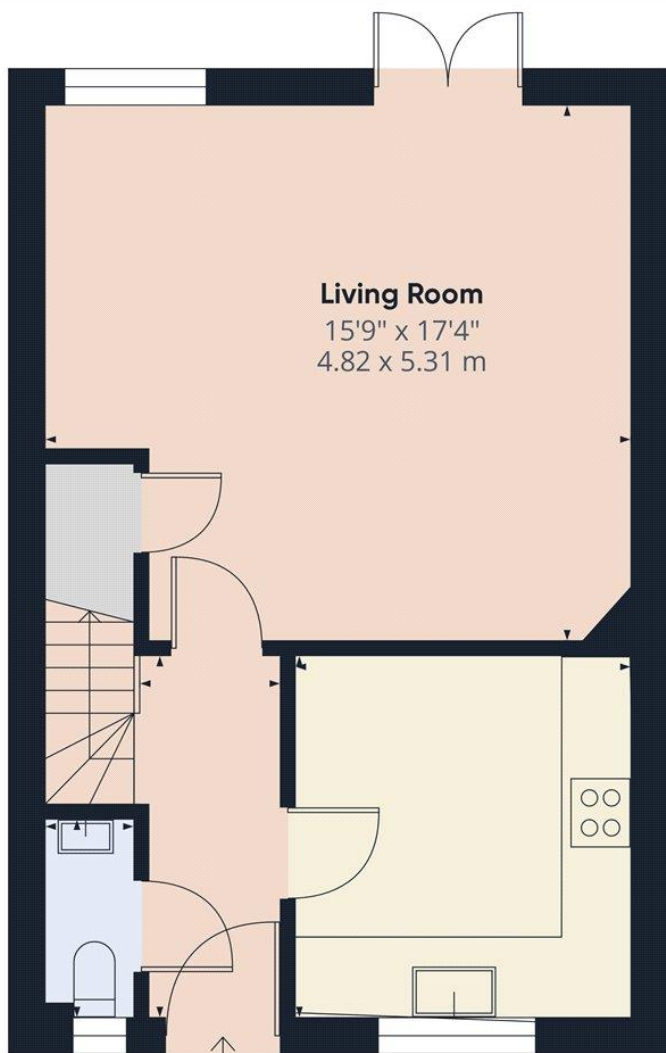


### AT A GLANCE:

Link Detached  
 Modern kitchen  
 Living room/dining room  
 Downstairs WC  
 Master bedroom with en-suite  
 Two further bedrooms  
 Family Bathroom  
 Enclosed rear garden  
 Garage  
 Off road parking  
 Close to local amenities

### PROPERTY INFORMATION:

Freehold  
 Council tax Band: C  
 Mains electric, Air Source Heat Pump, Water and  
 Drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

81 B	84 B
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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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