



**Brook Street  
Bampton  
Tiverton  
Devon  
EX16**

**Offers in Excess of £235,000**

**bettermove**

# Brook Street Tiverton

Bettermove are proud to present this 2 bedroom terraced house in Bampton, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and oil-fired central heating throughout, with parking available via a car park opposite the property.

The council tax band is B.

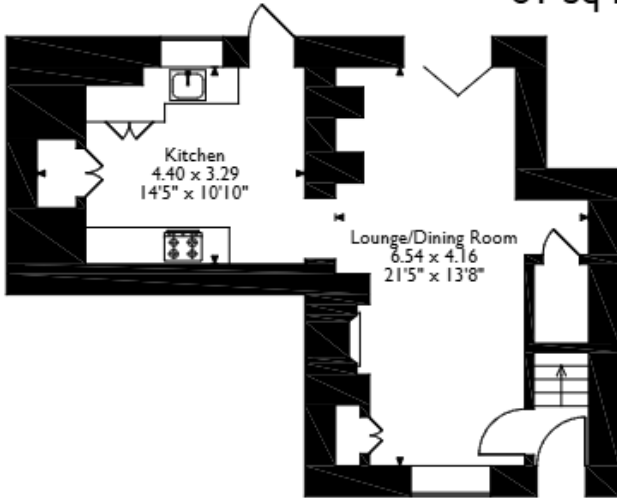
The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside a study room/nursery, and the family bathroom. The exterior boasts a private rear, south facing garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Bampton, Tiverton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Tiverton Parkway Train Station, a variety of local bus routes, and quick access to the A396.

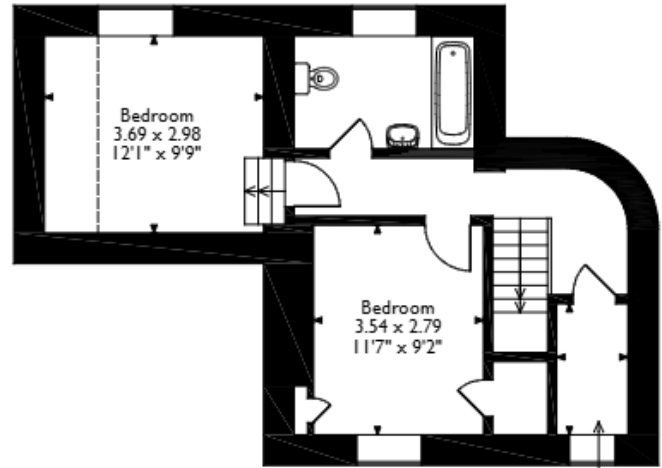
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Brook Street, Bampton, Tiverton, Devon  
 Approximate Gross Internal Area  
 81 Sq M/872 Sq Ft



**Ground Floor**



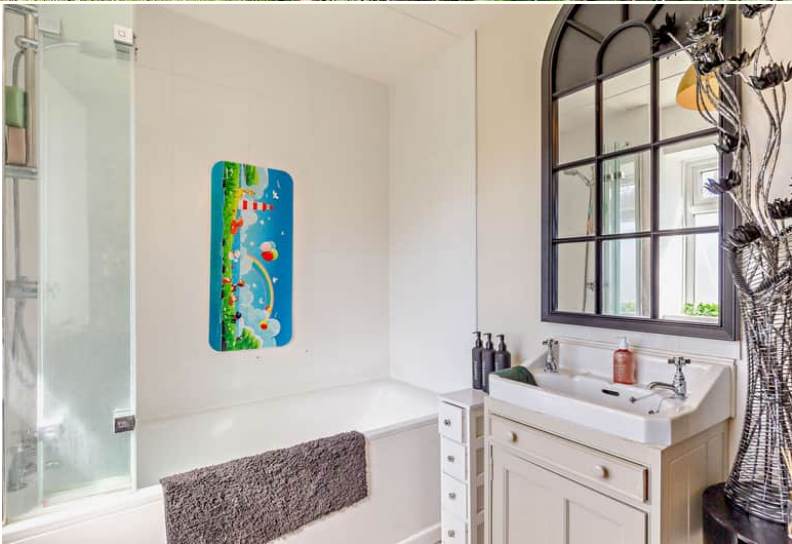
**First Floor**

2.25 x 1.33  
7'5" x 4'4"

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)