

Guide Price £325,000



3 Bouchier Drive, Bampton, Devon, EX16 9PX

- Detached bungalow
- Views over Bampton and beyond
- Driveway parking and garage
- Open plan kitchen/dining room
- Walking distance to amenities
- Quiet cul-de-sac location
- Generous south facing garden
- 3 bedrooms and 2 bathrooms
- Sitting room and conservatory
- No onward chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

3 Bouchier Drive, Bampton EX16 9PX

A spacious, three bedroom bungalow with views over Bampton and surrounding countryside situated in a quiet cul-de-sac location with a south-facing garden, garage and parking. NO ONWARD CHAIN.



Council Tax Band: D



Situated in a quiet cul-de-sac on the edge of the charming village of Bampton, 3 Bouchier Drive is within easy walking distance of a wide range of local amenities, including independent shops, cafés, traditional pubs, a doctor's surgery with pharmacy, a primary school, a post office, and a beautiful 15th-century church.

The larger market town of Tiverton is approximately 7 miles to the south, offering dual carriageway access to Junction 27 of the M5 motorway and Tiverton Parkway railway station, with regular intercity services to London Paddington in around two hours. The surrounding area is renowned for its outstanding natural beauty, with Exmoor National Park just 3.5 miles to the north and the stunning beaches of the North Devon coast reachable within approximately 40 minutes by car.

This bright and spacious bungalow offers well-proportioned accommodation that would benefit from some modernisation, while enjoying delightful south-facing views across Bampton and the surrounding countryside.

The accommodation comprises an entrance hall, a generous open plan kitchen/dining room with doors opening into the conservatory, and a spacious sitting room

with further doors to the conservatory, creating an excellent connection to the garden. There are three bedrooms, including a principal bedroom with an en-suite bathroom, together with a separate shower room. A rear porch accessed from the kitchen provides direct access to the garden and offers potential to be converted into a practical utility room.

Outside, the property benefits from a driveway leading to a detached garage. The rear garden is south-facing and gently sloping, with a garden shed and wonderful open views over the village and surrounding countryside. A gate from the garden provides direct access to the footpath linking Bouchier Drive with Frog Street, offering a convenient shortcut into the centre of Bampton.

Tenure: Freehold

Services: Mains water, drainage and electricity. LPG Central Heating.

Council Tax: Band D

Please see the floor plan for full details of the layout and dimensions of the accommodation.



Directions

From the centre of Bampton take the B3227 in the Taunton direction turning left on the town outskirts signed to Morebath and Watchet. Take the left hand turning down into Bouchier Close and turn left at the bottom. Bouchier Drive can be found at the end of the road and the property is on the right hand side.

Viewings

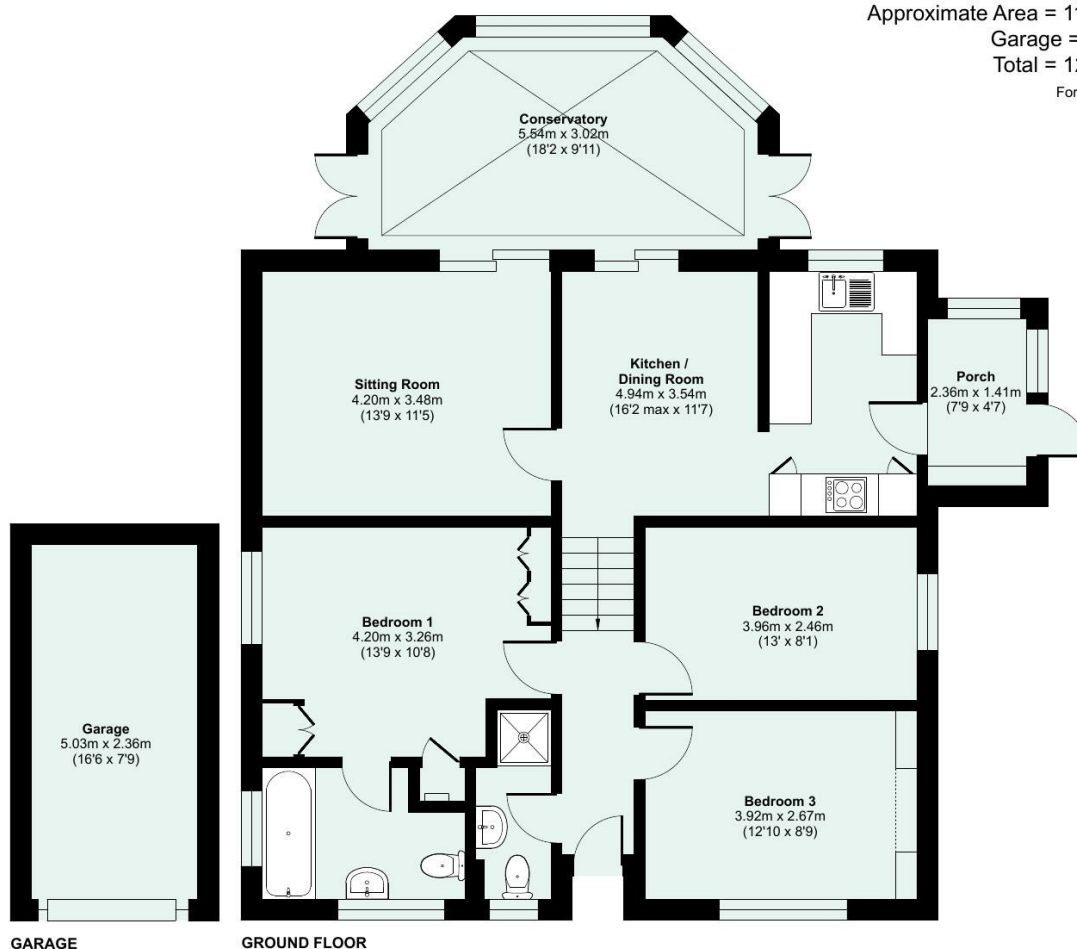
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate Area = 1102 sq ft / 102.3 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1230 sq ft / 114.1 sq m
For identification only - Not to scale



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: 1484943

