



36 Spencer Drive, Devon, EX16 4QB
Asking Price £195,000

Welden
Edwards
Supporting your every move

Presenting a delightful opportunity to acquire this charming property in the sought-after Canal Hill area of Tiverton, now available to the market with no onward chain. This lovely home boasts two spacious double bedrooms, providing ample living space. Additionally, it features convenient off-road parking and a lovely rear garden.

Description

As you step through the front door, you're greeted by a welcoming entrance hall that provides access to all the rooms in the home. To your right, you'll discover the well-appointed kitchen, featuring an array of stylish wall and base units, complete with an integrated oven and gas hob for all your culinary needs.

On the left of the hall, there is a convenient cloakroom equipped with a WC and hand basin, adding to the practicality of the space. At the rear of the house, the spacious lounge/diner awaits – a charming room that offers generous space for both your living room furniture and a dining table with chairs. Additionally, a built-in cupboard provides extra storage, and a door conveniently leads to the rear garden.

As you ascend to the first floor, you'll find two generously-sized double bedrooms, providing ample space for comfort and personalization. The family bathroom is thoughtfully designed, featuring a bathtub with a shower overhead, along with a WC and hand basin for your convenience.

Outside, the rear garden features a delightful patio seating area that is perfect for alfresco dining and relaxing outdoors. This outdoor space is ideal for entertaining or simply enjoying quiet moments in the fresh air.

Council Tax, Tenure & Services

Council Tax Band - B
Freehold
All Mains Connected

Ofcom Broadband Speeds: Superfast 79 Mbps
Ofcom Mobile Signal: EE, Vodafone, Three -Limited O2 - Likely

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

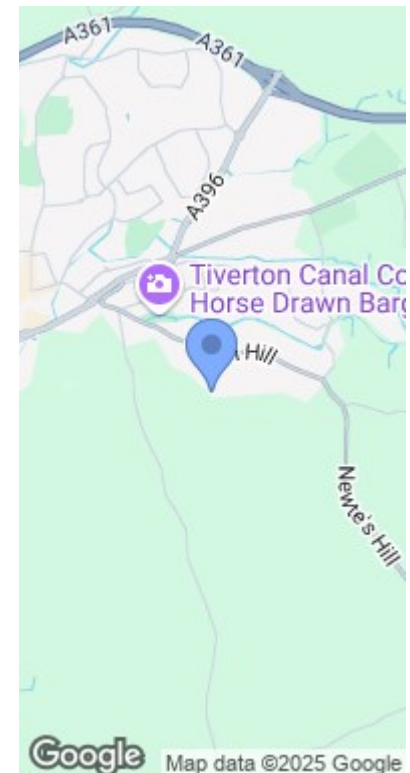
Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

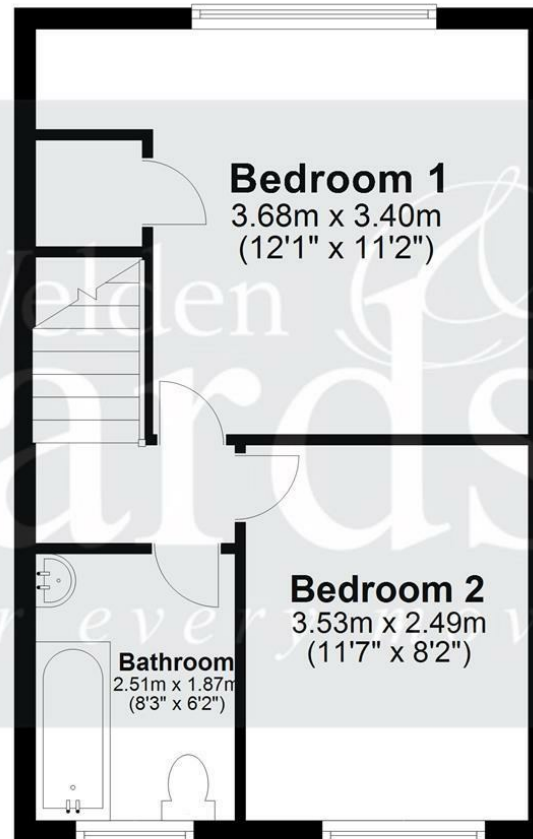
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

