



Spencer Drive, Tiverton EX16 4PY

welcome to

Spencer Drive, Tiverton

Located in the Canal Hill area of Tiverton is this fantastic detached four-bedroom family home. In brief the accommodation includes a well equipped kitchen, spacious lounge and dining room. Cloakroom and family bathroom. Four spacious bedrooms. Garage and off road parking and far reaching views.

Description

Discover this super detached family residence which offers four bedrooms. Approaching the property you will see a front garden which is laid to lawn, a driveway providing off road parking and a garage. Four steps lead you to the front door which opens into the entrance hall.

On entering the property, you're greeted by a welcoming entrance hall which lead to all rooms on the ground floor.

To the front you will find a well appointed fitted kitchen with an array of wall and base units. There is an integrated double oven, dishwasher and washing machine. The kitchen is light and bright with two windows to the front and one to the side, and a door providing access to the side.

To the rear of the property you will find the spacious semi-open plan dining room and lounge. Currently separated by an archway.. The focal point in the lounge is the stone fireplace which houses a gas fire. French doors lead to the inviting patio seating area.

Completing the ground floor is a cloakroom. Upstairs, the property offers a thoughtful layout with two generously sized double bedrooms and two single bedrooms, accompanied by a well-appointed family bathroom. The master bedroom benefits from built-in wardrobes and, along with bedroom three, enjoys a front aspect that showcases stunning views overlooking Tiverton and the rolling fields beyond. The two bedrooms at the rear offer serene private garden views.

Externally this property features a landscaped rear garden. Here, mature plants and shrubs are

thoughtfully arranged in tiers, providing spectacular countryside views over the rooftops towards the east of the town and up the scenic Lowman Valley. There is a patio area, perfectly positioned outside the French doors, while is an ideal spot for relaxation or entertaining.

NO ONWARD CHAIN

Entrance Hall

Door to front. Stairs to first floor, radiator, doors to all rooms, telephone point.

Cloakroom

Double glazed window front. Wash hand basin, WC, Radiator.

Lounge

11' 2" x 18' 10" Max (3.40m x 5.74m Max)

Double glazed window to rear. Gas fire, under stairs cupboard, television point, double glazed patio doors to rear.

Dining Room

7' 9" Max x 15' 9" (2.36m Max x 4.80m)

Double glazed window to side.

Kitchen

11' 3" x 8' 5" (3.43m x 2.57m)

Two double glazed windows to the front and one to the side. The kitchen has a range of wall and base units with work surfaces over, single sink and drainer, electric hob with extractor, fan double oven, integrated dishwasher, space for washing machine, larder, breakfast bar, storage heater, double glazed door to side.





Landing

Double glazed window to side. Stairs from the ground floor, doors to all rooms, access to loft.

Bedroom One

10' 5" Max x 11' 1" (3.17m Max x 3.38m)

Double glazed window to rear. Radiator. Please note the room measurements include the door recess.

Bedroom Two

8' 1" x 11' (2.46m x 3.35m)

Double glazed window to front. Built in wardrobes. Please note room measurements include the door recess.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)

Double glazed window to front. Radiator.

Bedroom Four

8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, bath with shower over, shaver point, radiator.

Loft Space

The loft is partially board. No ladder.

Front Garden

To the front of the property is a pathway with steps up to the front door, a lawn area with a wild cherry tree, off road parking and garage.

Rear Garden

To the rear of the property is a concrete area with washing line, door in to the garage. steps lead up to lawn areas, apple trees, a patio area, shrubs and a gate out onto a private lane.

Garage

The garage has side access into the rear garden, electric and lighting, the central heating boiler is also located in the garage.

Services

Mains electric, gas, water and drainage

Council Tax Band D

Location

The property is well situated in a very popular residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks. A bus stop with regular service in to the centre of the town is within close proximity

Office Hours

Monday - Friday 9am- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



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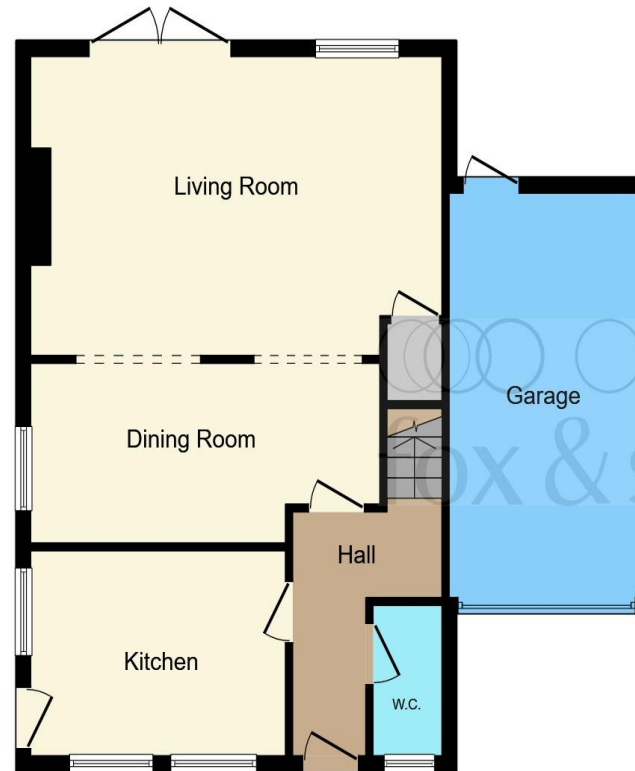
Spencer Drive, Tiverton

- Detached four bedroom home
- Modern Kitchen
- Spacious Lounge & Dining area
- Off road parking
- Far reaching views

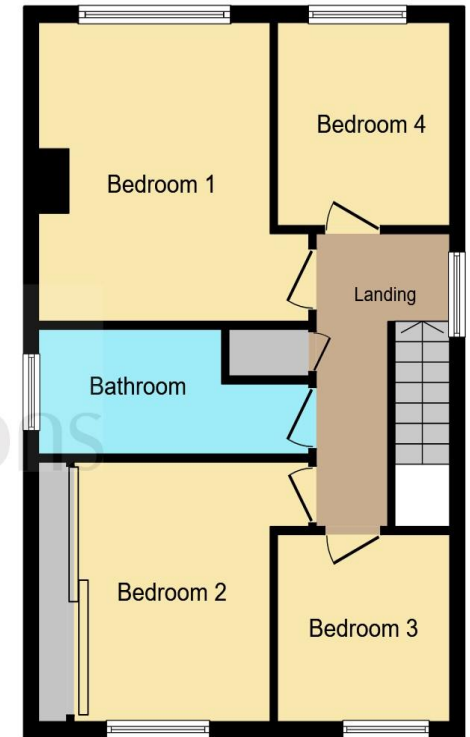
Tenure: Freehold EPC Rating: D

Council Tax Band: D

£350,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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