



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



4 Spencer Drive, Tiverton, Devon, EX16 4PY

Asking Price £325,000

- Lovely views
- Spacious kitchen
- 4 bedrooms
- Terraced garden
- Popular Canal Hill area
- Garage & parking
- Living room / dining room
- Bathroom
- Quiet cul-de-sac
- Local walks

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 4 Spencer Drive, Devon EX16 4PY

A beautifully presented property in a quiet residential area with far reaching views.



Council Tax Band: C



Welcome to this charming house located on Spencer Drive in the delightful town of Tiverton. This property offers a wonderful opportunity for families or individuals seeking a comfortable and spacious home.

The house features four well-proportioned bedrooms, providing ample space for relaxation and privacy. The single reception room is a versatile area, perfect for entertaining guests or enjoying quiet evenings with family. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property includes parking for one vehicle, in front of the garage, adding to the convenience of daily life. The surrounding area is known for its friendly community and beautiful scenery, making it an ideal place to call home.

With its generous living space and practical layout, this house on Spencer Drive is a fantastic choice for those looking to settle in the picturesque Devon countryside. Don't miss the chance to make this lovely property your own.

Within walking distance is the Grand Western Canal where there are some lovely walks and scenery to be enjoyed. There is also a bus stop nearby, from which a regular service operates to the town centre with its excellent shopping, educational and recreational facilities.

Tiverton is a busy market town set in the picturesque Exe valley about 15 miles to the north of Exeter. The town lies on the A361 North Devon Link Road providing fast access to the sandy beaches of North Devon - about an hours drive and also fast access to Junction 27 of The M5 with its adjacent parkway station - Paddington in about 2.5 hours.

Services:  
Mains electricity, gas, water, and drainage

Tenure:  
Freehold

Council Tax:  
Band C

Local Authority:  
Mid Devon District Council

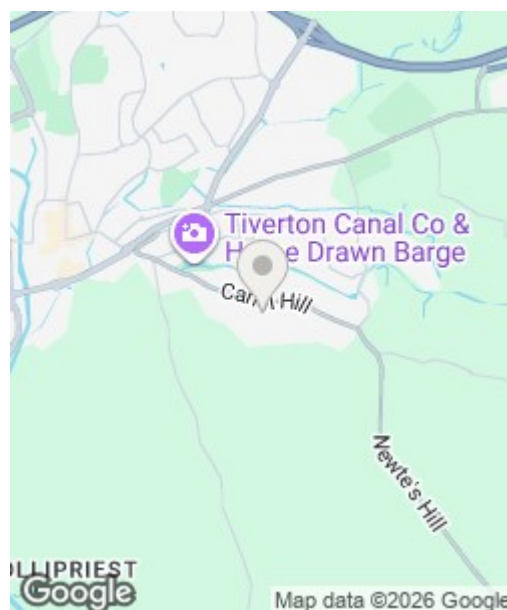
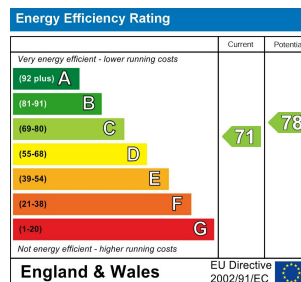
## Directions

From the multi storey car park, turn left on to the Great Western Way. Go straight across at the first roundabout and turn right where sign posted to the Grand Western Canal. Proceed up the hill and shortly after reaching the crest, turn right into Anstey Crescent. Take the second turning on the right into Spencer Drive. Bear round to the right and the property will be seen on the right hand side.

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

**EPC Rating:** C



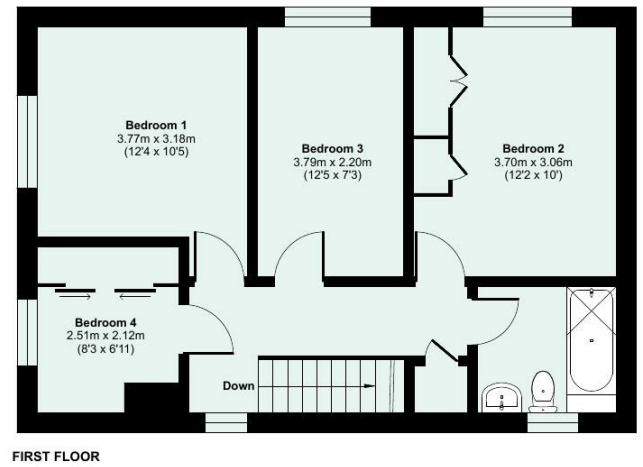
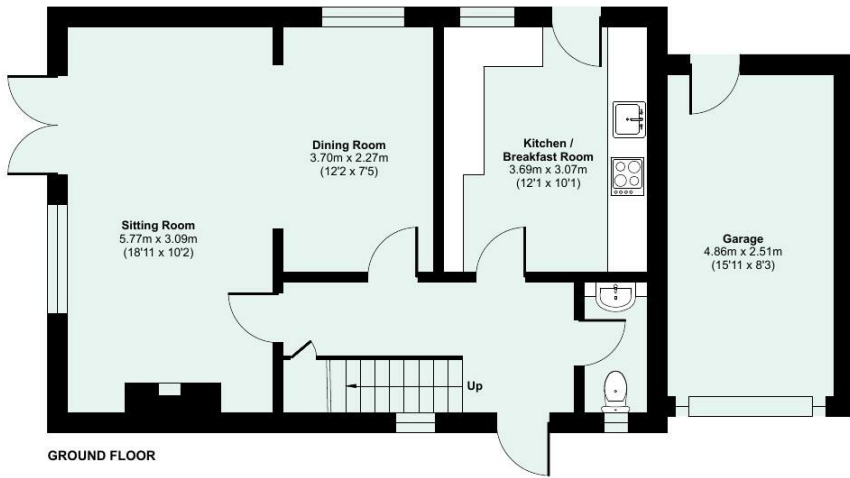


Approximate Area = 1096 sq ft / 101.8 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Seddon Estate Agents LLP. REF: 1438557

