



2 Springfield Drive



STAGS

2 Springfield Drive

, Tiverton, Devon, EX16 5PN

Tiverton Town Centre 0.7 Miles | M5/(J27) Tiverton Parkway Railway Station 7.8 Miles | Exeter 14.4 Miles

A spacious four/five bedroom family home with two/three reception rooms, large garden and extensive views across the surrounding area. All set in a quiet Cul de Sac on the edge of Tiverton.

- 4/5 Bedroom Family Home
- 2/3 Generous Reception Rooms
- Double Garage & Private Driveway
- Stunning Views in an Elevated Position
- Council Tax Band F
- Two Modern Bathrooms
- Large Plot of 0.38 Acres
- Less Than a Mile from Town Centre
- A361/ North Devon Link Road 1.2 Miles
- Freehold

Guide Price £595,000

DESCRIPTION

2 Springfield Drive is an exceptional detached family home offering large, well designed accommodation including three large reception rooms, excellent school access, and a private cul de sac position comprising of only five properties.

The surrounding area of Tiverton is known for its friendly community and convenient amenities, making it an ideal location to walk to local shops, schools and the town centre. Access to the North Devon Link Road which is a short drive to the motorway is just over a mile away.

The house features four generously sized bedrooms, with two modern bathrooms, including one en suite and a family bathroom, three generous reception rooms, two of which are served by fantastic views over Tiverton and a sliding door onto the large garden. Externally the property benefits from a large driveway with a detached double garage off to the side. The plot itself is 0.38 acres with a large portion of that made up of the garden, which is a superb space and a real suntrap, landscaped with beautifully maintained mature trees and shrubbery.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

Ofcom predicted mobile coverage: Internal (Variable) – EE, Three, O2 & Vodafone. External - EE, Three, O2 & Vodafone.

Local Authority: Mid Devon Council.

DIRECTIONS

Leaving Tiverton westbound on the B3137/ Longdrag Hill, take the first left turn onto Patches Road. After a short distance turn right onto Southfield Way and continue for 350yds, turning left into Charter Close. Take the first left into Springfield Drive and continue to the end of the close where 2 Springfield Drive can be found.





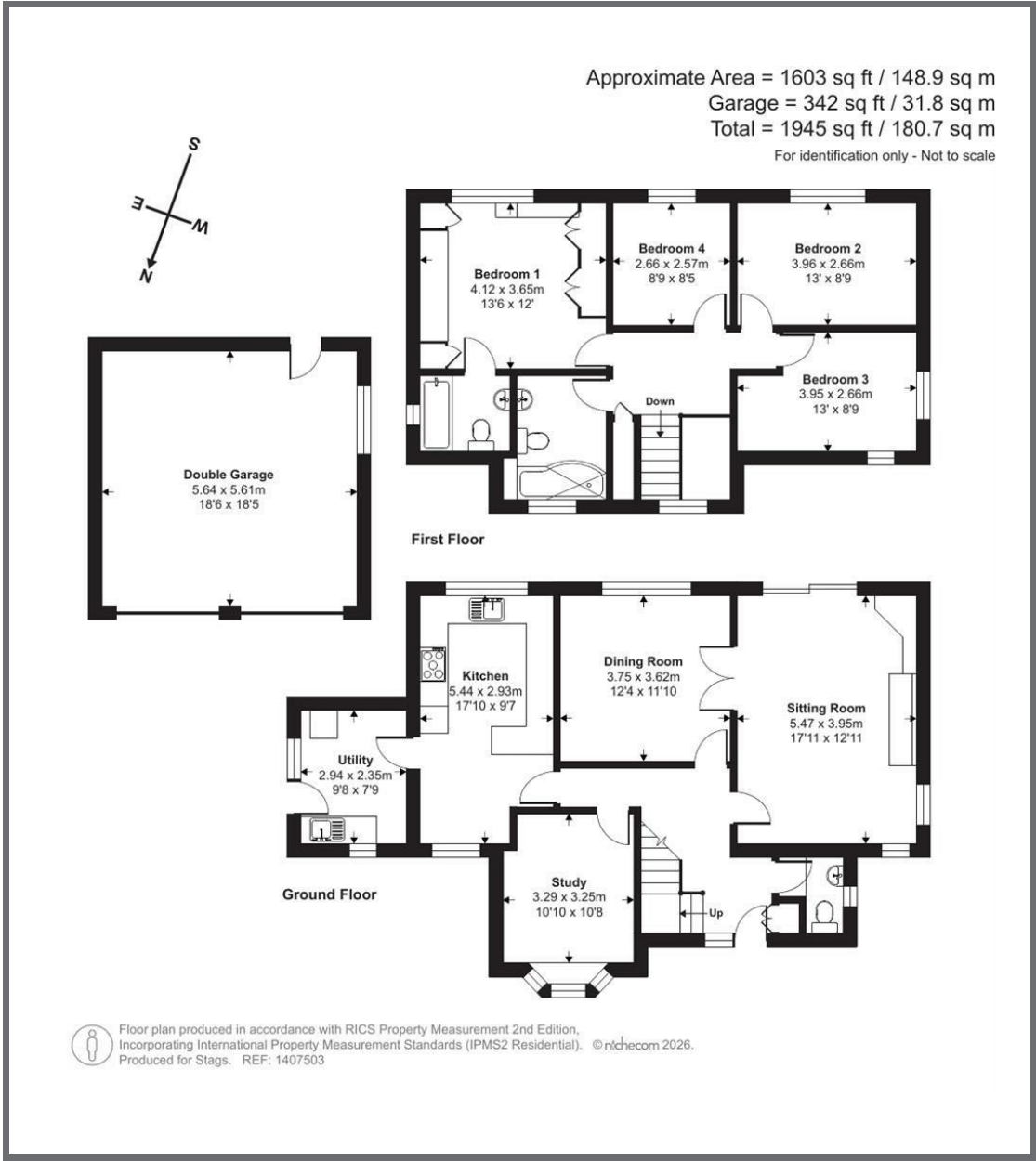
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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