



13 Spurway Road



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Tiverton, Devon, EX16 4ER

Town Centre 1 Mile | M5 (J27)/ Tiverton Parkway 6.5 Miles | Exeter 15 miles

An immaculately presented two-bedroom semi-detached bungalow located in a popular residential area, offered to the market with no onward chain.

- Two Bedroom Bungalow
- Recently Modernised
- Driveway Parking
- Spacious Garden
- Council Tax Band: C
- Immaculately Presented
- No Onward Chain
- Garage
- Short Walk to Town Centre
- Freehold

## Guide Price £285,000

### DESCRIPTION

13 Spurway Road is a beautifully presented two-bedroom semi-detached bungalow offered to the market with no onward chain, within easy reach of the Great Western Canal tow path offering miles of delightful walking and the opportunity to observe the associated wildlife.

Tiverton has an excellent range of shopping, banking, recreational, healthcare and educational facilities including Blundell's School, which offers discounted fees to local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

The property has been recently modernised by the current owners with two double bedrooms, a large sitting room and modern kitchen which leads out to the rear garden. Both the rear and front gardens are laid to lawn, bordered by mature plants and shrubbery, the property benefits from off street parking, a garage and a useful outbuilding, coupled with a garden room.

### SERVICES

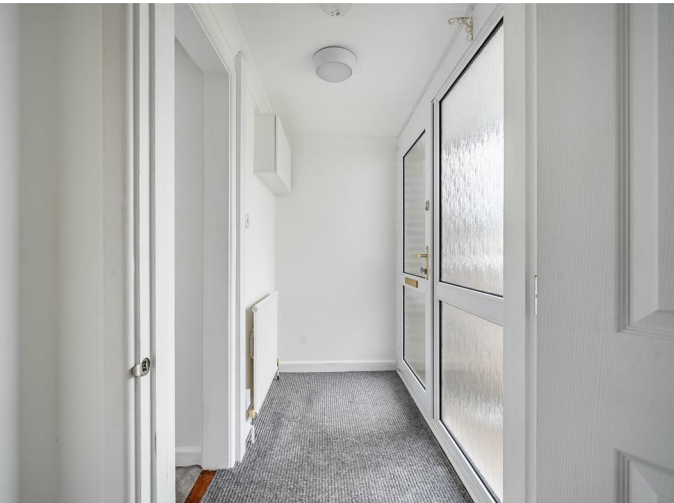
Mains electricity, water, gas & drainage. Gas Central Heating.  
Ofcom predicted broadband services – Standard & Superfast broadband available.  
Ofcom predicted mobile coverage: External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon Council.

### DIRECTIONS

What3Words:///aspect.rips.heave

Google Drop Pin: <https://maps.app.goo.gl/NqRM6kt46j8DN7f7A>





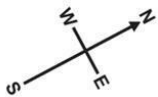
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 69                      |
| (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 |

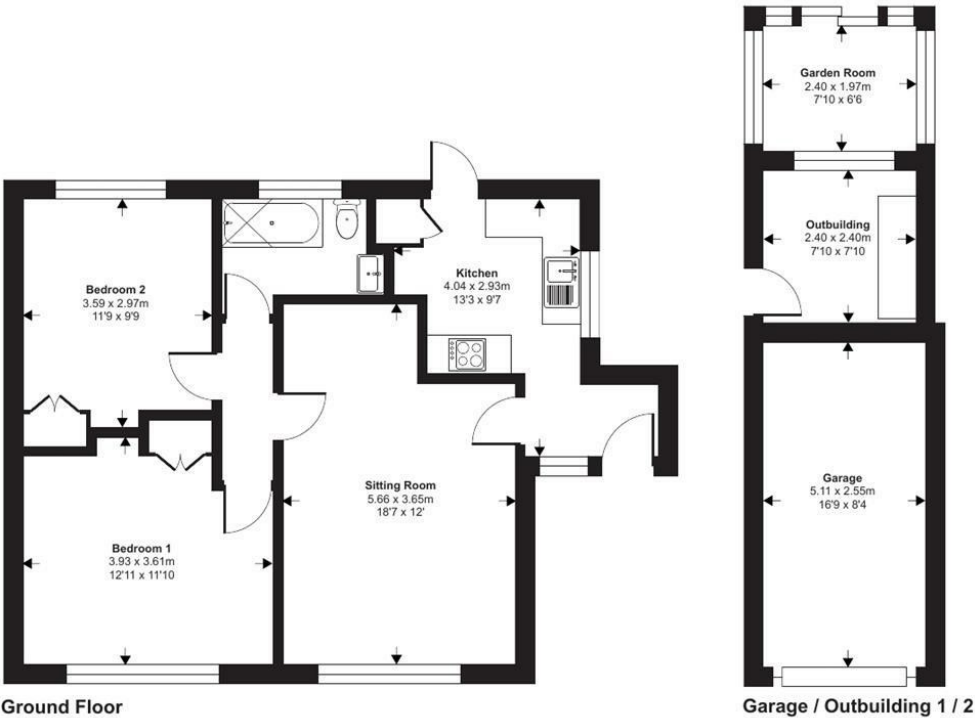
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Devon, EX16 6AA

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01884 235705



Approximate Area = 668 sq ft / 62 sq m  
Garage = 140 sq ft / 13 sq m  
Outbuildings = 113 sq ft / 10.4 sq m  
Total = 921 sq ft / 85.4 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). © nichcom 2026. Produced for Stags. REF: 1455841



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