



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 £550,000

### 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.





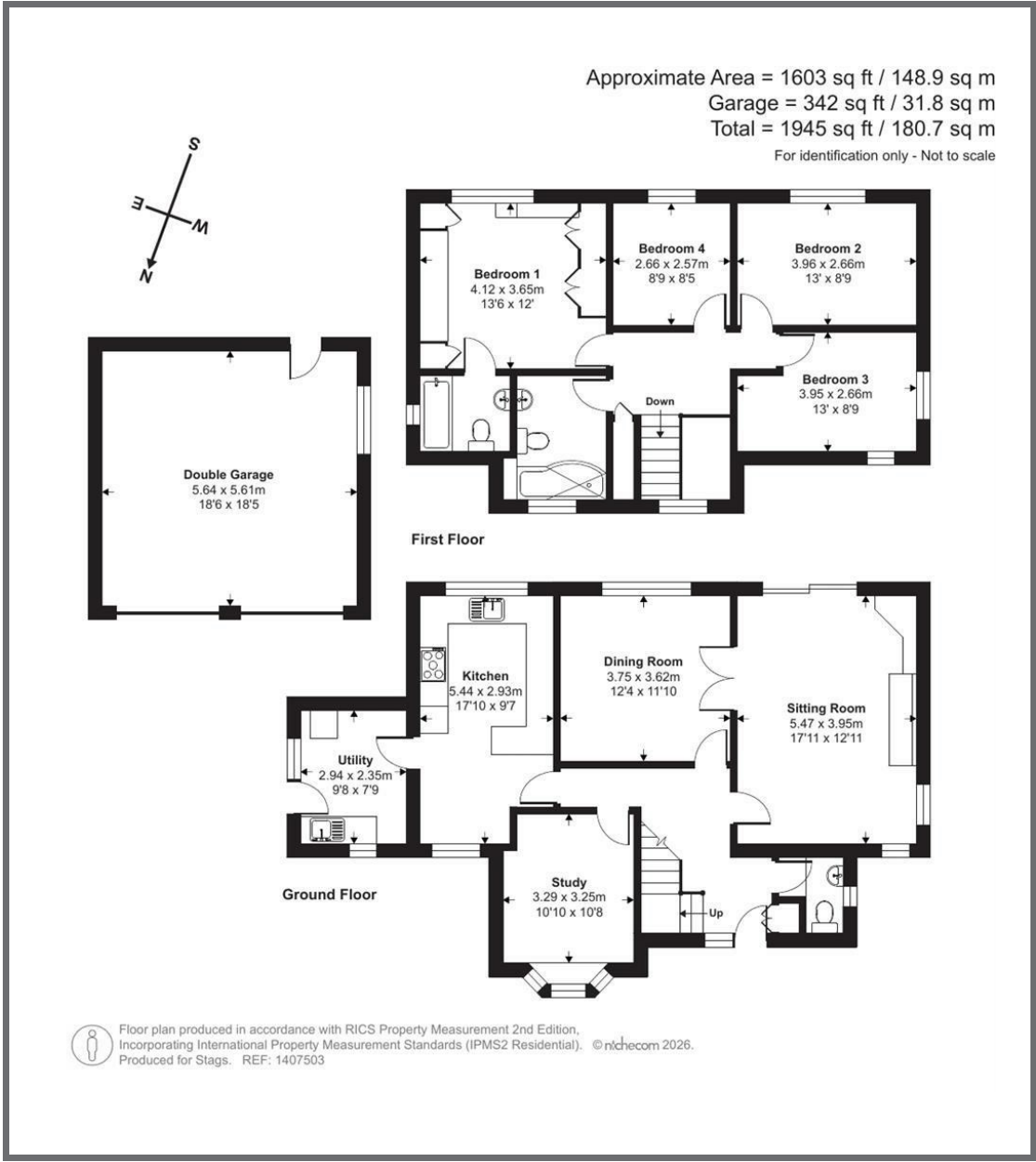
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| 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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