



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 features a well equipped kitchen, spacious lounge and dining room. Cloakroom and family bathroom. Four spacious bedrooms. Off road parking, garage, and far reaching views.

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 leads 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.

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" max x 18' 10" max (3.40m max 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" max (2.36m max x 4.80m max)
Double glazed window to side.

Kitchen

11' 3" max x 8' 5" max (3.43m max x 2.57m max)
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" max (3.17m max x 3.38m max)
Double glazed window to rear. Radiator. Please note the room measurements include the door recess.

Bedroom Two

8' 1" max x 11' max (2.46m max x 3.35m max)
Double glazed window to front. Built in wardrobes. Please note room measurements include the door recess.

Bedroom Three

8' 1" max x 7' 11" max (2.46m max x 2.41m max)
Double glazed window to front. Radiator.

Bedroom Four

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

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online fox-and-sons.co.uk/Property/TVT106145



welcome to

Spencer Drive, Tiverton

- Detached four-bedroom home
- Spacious Lounge & Dining Area
- Modern Kitchen
- Off Road Parking & Garage
- NO ONWARD CHAIN

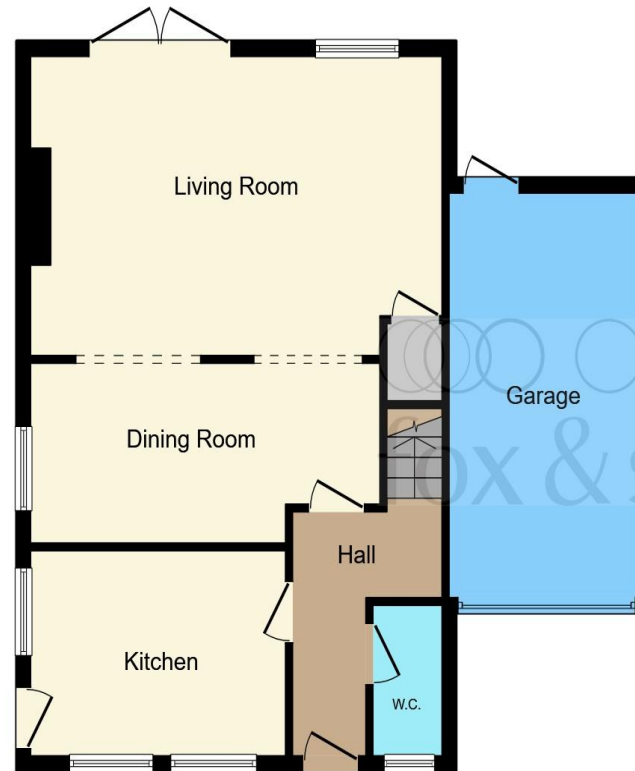
Tenure: Freehold

EPC Rating: D

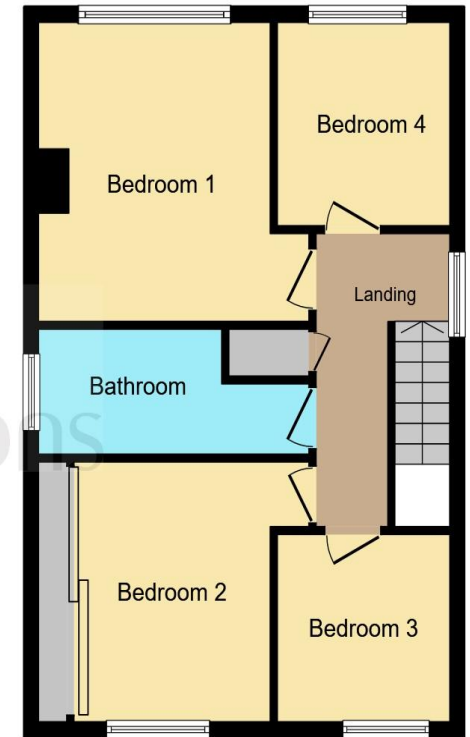
Council Tax Band: D

guide price

£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

view this property online fox-and-sons.co.uk/Property/TVT106145



Property Ref:
TVT106145 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk