



## Spencer Drive, Tiverton, EX16 4QB

This three-bedroom end-of-terrace property on Spencer Drive, is an ideal family home or investment opportunity, offering a blend of modern comforts and spacious living.

**Winkworth**

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## DESCRIPTION:

Situated in a quiet and sought-after residential area, this charming three-bedroom end-of-terrace house offers a perfect blend of comfort and functionality.

As you step inside, the welcoming entrance hall leads into a bright and airy living room with large windows that allow natural light to flood the space.

The modern, fully fitted kitchen is a highlight, featuring spacious countertops, fitted appliances, and ample cupboard space for all your culinary needs. The kitchen seamlessly flows into the dining area with a door leading onto the garden. This outdoor space is ideal for summer barbecues, alfresco dining, or simply enjoying a peaceful moment in the fresh air. The garden, primarily laid to lawn with a patio area, is easy to maintain and offers a safe space for children to play.

Upstairs, the property boasts three generously sized bedrooms. The master bedroom is a spacious room, which is perfect for all bedroom furniture. The second bedroom is equally spacious, while the third bedroom is perfect for a child's room, guest accommodation, or a home office. The family bathroom is modern and well-appointed, featuring a stylish suite with both a bathtub and an overhead shower, ideal for busy mornings or a relaxing soak.

Additional storage can be found throughout the home, including a convenient downstairs cloakroom and understairs cupboard, ensuring the space remains functional and clutter-free.

## OUTSIDE:

Externally, the property benefits from a private, low-maintenance garden with side access, offering added privacy and security. There is also off-road parking available, providing convenience for homeowners and visitors alike. The house's end-of-terrace position offers an extra level of seclusion and space compared to mid-terrace properties.

Located in a peaceful, family-friendly neighbourhood, this home is within easy reach of local amenities, including supermarkets, parks, and schools. The excellent transport links provide quick access to Tiverton town centre, as well as surrounding areas. Whether you're a first-time buyer, a growing family, or someone looking for a peaceful retreat in a vibrant community, this property is an exceptional opportunity.

This property is offered with no onward chain.

Council Tax: Band C - Mid Devon

Services: Mains electric, water and gas. Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 05.09) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 05.09)

Tenure: Freehold

Directions: - Using the what3words app, search: - strong.horns.ankle





**AT A GLANCE:**

- No Onward Chain
- Three Bedrooms
- Large Kitchen/Diner
- Driveway
- Beautiful Views
- Ideal for First Time Buyers
- Enclosed Rear Garden
- Close to Grand Western Canal

**PROPERTY INFORMATION:**

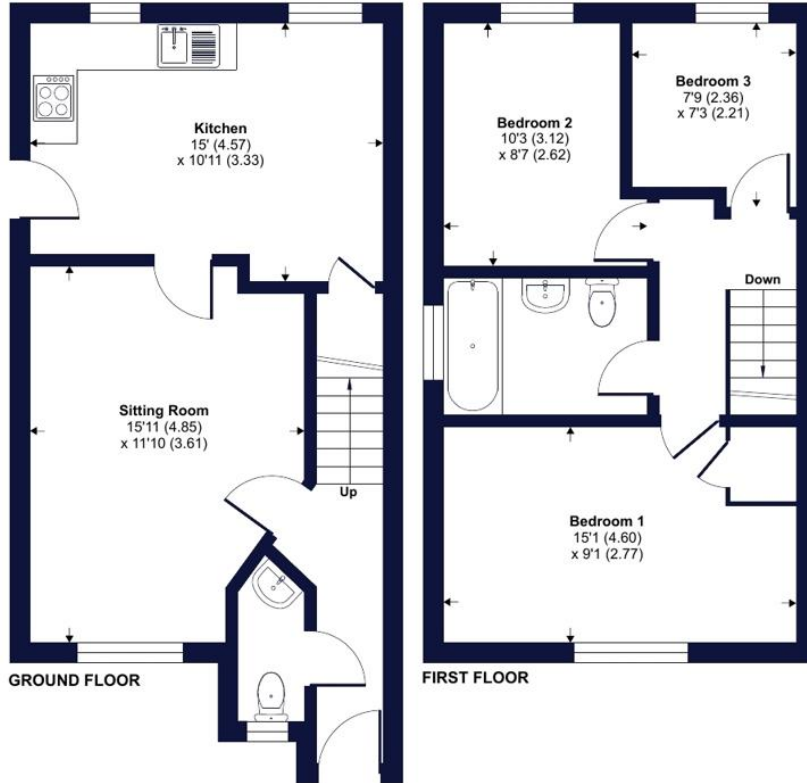
- Freehold
- Council tax Band: C
- Mains electric, gas, water and drainage.



# Spencer Drive, Tiverton, Devon, EX16

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1181327



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			88
C (69-80)		74	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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