



7 Spencer Drive



# 7 Spencer Drive

Tiverton, Devon, EX16 4PY

Town Centre 1 mile, M5 (J27)/ Tiverton Parkway 6.5 miles, Exeter 15 miles

**A well-presented detached four-bedroom family home in a popular location with spectacular views across the surrounding countryside.**

- Detached Four Bedroom Home
- Two Reception Rooms and Conservatory
- Integral Garage & Driveway Parking
- Conveniently Located
- Council Tax Band C
- Open Plan Kitchen/Dining Room
- Glorious Views Across the Mid Devon Countryside
- Southerly Facing Terraced Garden
- Tiverton Town Centre 1 Mile
- Freehold

## Guide Price £375,000

### DESCRIPTION

7 Spencer Drive is situated within the popular area of Tiverton just off Canal Hill, a quiet location approximately a mile from the town centre. There is easy pedestrian access to several local parks and the popular Grand Western Canal, as well as excellent transport links into the town centre and beyond.

Tiverton offers a wide range of schooling, recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

The property is a spacious four-bedroom detached family home, set in a superb location only a short walk away from Tiverton Town Centre, with exceptional views over the surrounding countryside and beyond. Externally, the property offers a delightful rear garden including mature plants and shrubbery, a summerhouse and outdoor storage. To the front the property benefits from driveway parking and garage, some of the garage has been sectioned off to provide space for a separate utility area.

### 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.

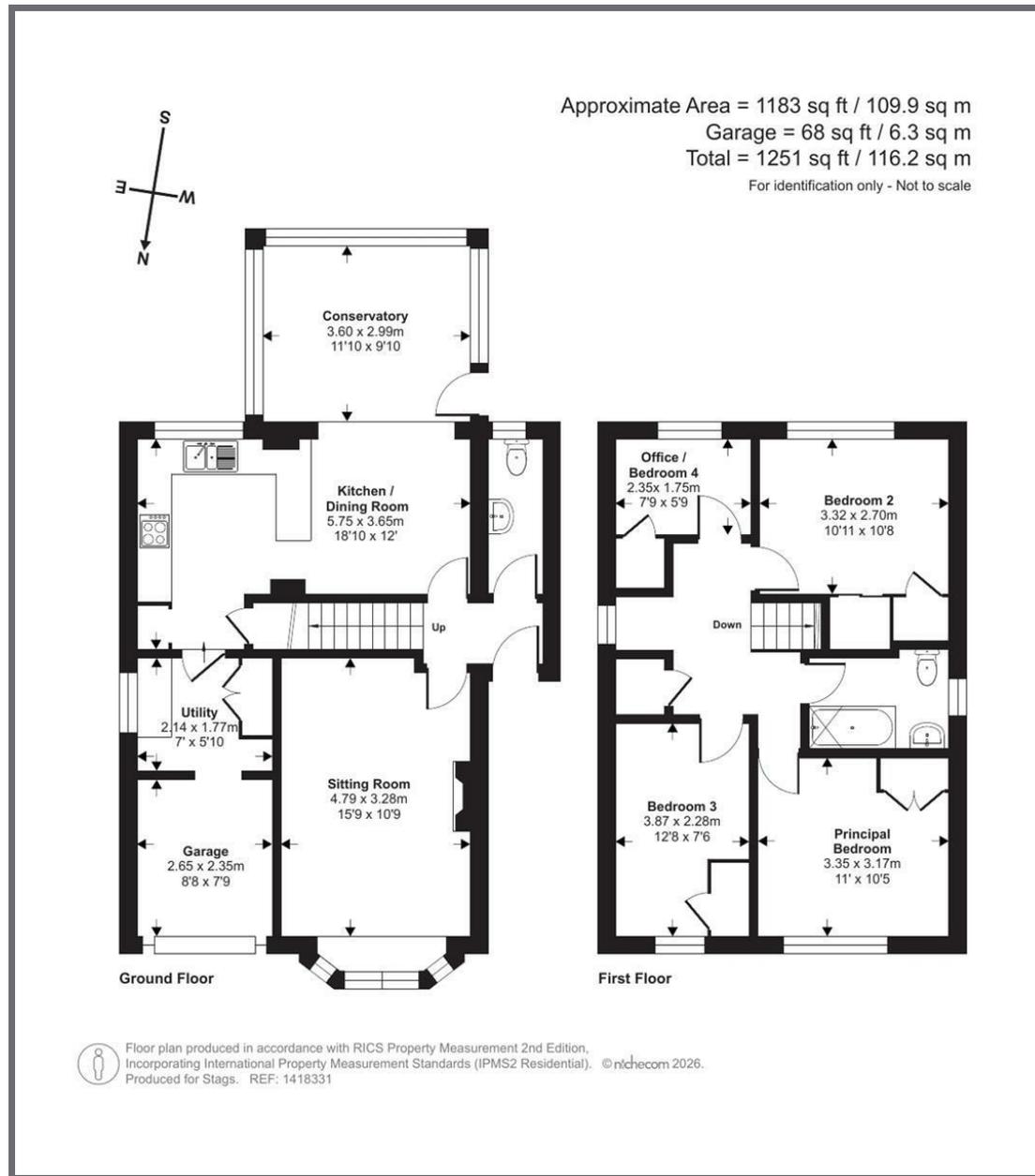
### DIRECTIONS

From A361 Gornhay Orchard junction, proceed towards Tiverton and straight across onto Heathcoat Way at the McDonalds roundabout. At the next roundabout, take the third exit, then turn left. At the roundabout take the first exit onto Canal Hill. Stay on this road for approximately half a mile and turn right onto Anstey Close, take the second right onto Spencer Drive then immediately right and the property will be found on your left.





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	66	72
(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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