

31 Spencer Drive
Tiverton, Devon, EX16 4QB

£235,000
Guide Price



2



1



1

EPC C





- No onward chain
- Very well presented
- Popular quiet residential area
- Open plan sitting / dining room
- Kitchen
- Downstairs cloakroom
- 2 Double bedrooms
- Bathroom
- Off street parking
- Garden with views



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

A well sized two bedroom semi detached property in a popular and quiet residential area.



The Property

31 Spencer Drive offers well-proportioned accommodation with a cloakroom, kitchen and sitting/dining room on the ground floor.

In the kitchen are spaces for free standing white goods, there is a nice range of worktop and cupboard space also. The sitting room has a very useful understairs storage area and there are French doors that lead out to the garden.

On the first floor are two double bedrooms, the larger of the rooms looks out over the garden and has a built-in cupboard and space to create a further one. The second bedroom is also a good size and looks out to the front of the property. Serving both bedrooms is the family bathroom.

At the rear of the house is a very well designed terraced garden where each level has a something different - the lowest being an ideal place for children to play with some lovely views from the top.

The front of the property has been blocked paved to provide parking spaces. It would make an ideal purchase for first time or investment buyers alike.

Tiverton is an ancient bustling market town that is home to Tiverton Pannier Market (open five days a week), delightful independent coffee shops, boutiques, an art gallery and deli's as well as some lovely restaurants. It is also home to The Grand Western Canal with its horse drawn barge - which has just celebrated its 50th Birthday, tea rooms and Ducks Ditty Bar.

Freehold

Utilities

Mains gas, electricity, water and drainage.

Council Tax

Band B

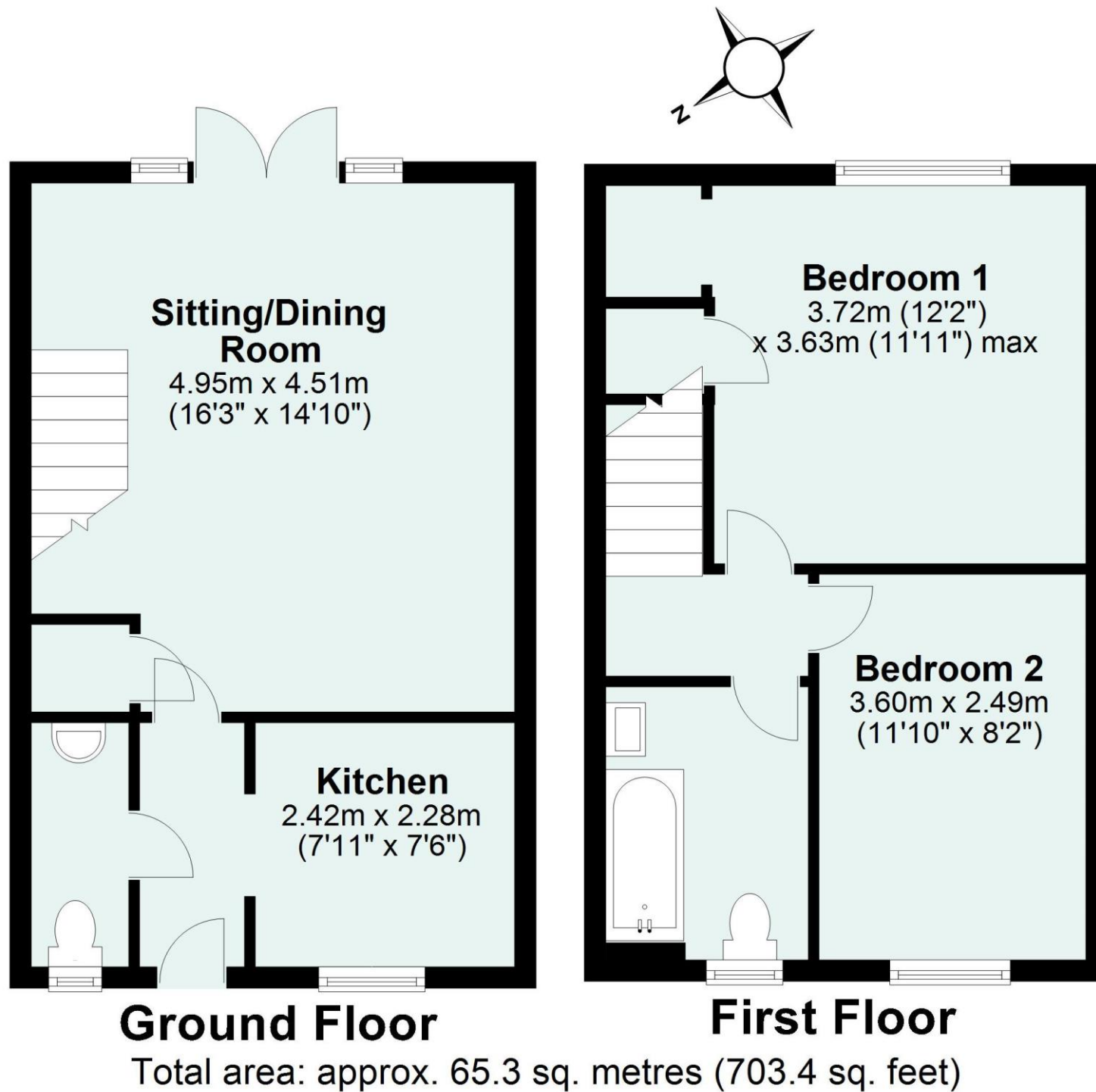
Directions

From the multi storey car park turn left on to the Grand Western Way. Go straight across at the next roundabout and turn right where signposted to the Grand Western Canal. Proceed up the hill until reaching a small parade of shops. Turn right here, then take the first right into Spencer Drive where the property will be found on the left hand side.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.