



Spencer Drive, Tiverton, EX16 4PY

Situated in the sought-after Canal Hill area of Tiverton, this impressive detached four-bedroom family home offers spacious and well-appointed accommodation throughout.

Winkworth

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DESCRIPTION:

Set in a desirable location close to the scenic Great Western Canal, this beautifully presented four-bedroom home offers spacious and versatile living, ideal for modern family life. With well-proportioned rooms and an excellent local amenities nearby, this property combines comfort, convenience, and charm.

The ground floor features a generous sitting room filled with natural light and an open-plan kitchen/diner that opens directly onto the rear garden—perfect for entertaining or relaxed family meals. A separate utility room keeps everyday tasks tucked away, while a downstairs WC and internal access to the garage provide added functionality.

Upstairs, you'll find four well-sized bedrooms, including an ideal space for a nursery, guest room, or home office, along with a modern family bathroom. Each room offers flexibility to adapt to your lifestyle needs.

OUTSIDE:

The property boasts a private enclosed rear garden, complemented by a side patio ideal for outdoor dining or relaxation. Additionally, a front garden enhances the property's curb appeal while also providing an extra layer of privacy from the street.

Located in a quiet residential area of Tiverton, this home is just a short walk from local shops, schools, and the

canal's picturesque towpath—ideal for walking, cycling, and enjoying the outdoors. Excellent transport links and access to green spaces make this a perfect choice for families or professionals seeking a well-connected yet peaceful setting.

Council Tax: Band C - Mid Devon

Services: Mains Water, Mains Gas and Mains Electric

Broadband: Suoerfast Full Fibre Available Within This Postcode, Fibre to the Cabinet

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

thick.pumps.circle

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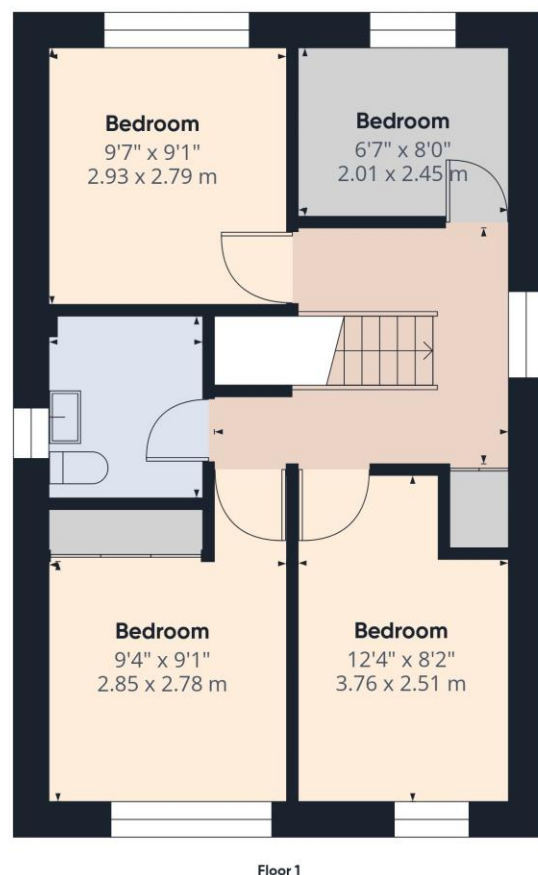
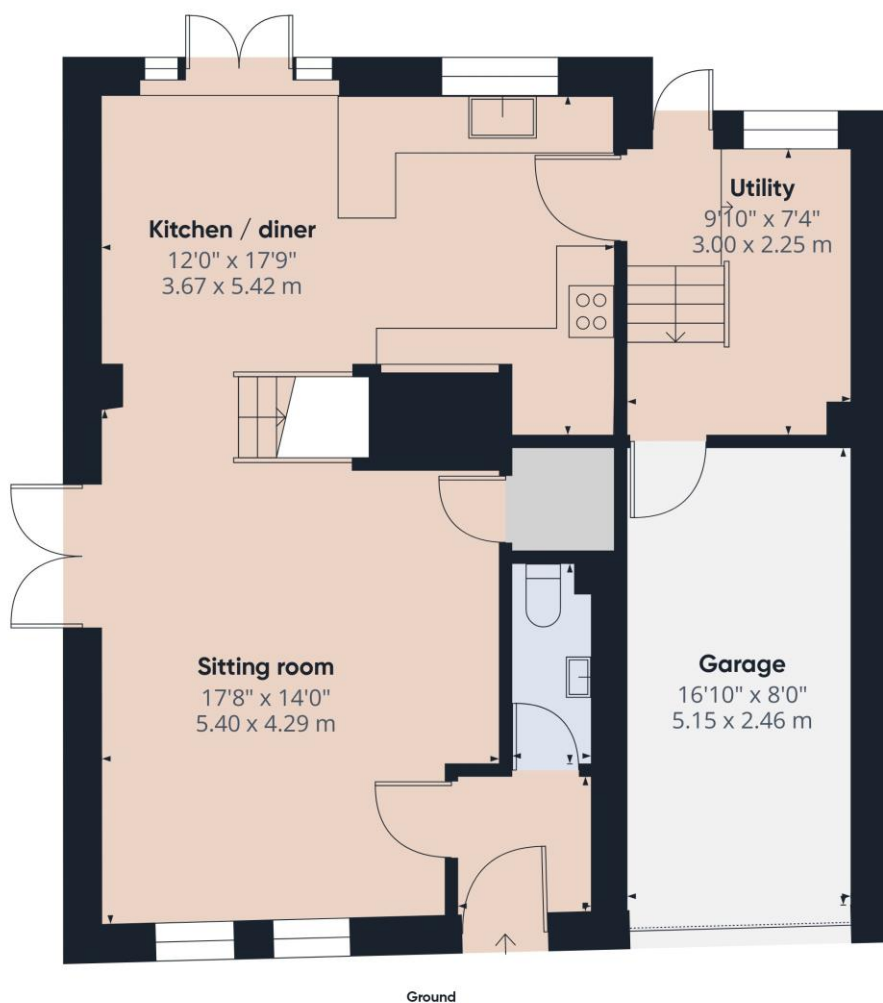


AT A GLANCE:

- Detached
- Four bedrooms
- Open plan living
- Enclosed rear garden
- Garage
- Off-street parking
- Close to the great western canal
- Far reaching views
- Close to local amenities

PROPERTY INFORMATION:

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



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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