



# ST. AUBYN'S RISE

ASHLEY IN THE EXE VALLEY | TIVERTON

**HERITAGE**  
BUILDERS OF FINE HOMES



# ST. AUBYN'S RISE

ASHLEY IN THE EXE VALLEY | TIVERTON

- Plot 28 ..... Cranbourne ..... 4 bed detached
- Plot 29 ..... Edworth ..... 4 bed detached
- Plot 32 ..... Cranbourne ..... 4 bed detached
- Plot 36 ..... Rosemullion ..... 4 bed detached
- Plot 37 ..... Abberton II ..... 3 bed detached
- Plot 38 ..... Harlington ..... 4 bed detached
- Plot 39 ..... Edworth ..... 4 bed detached
- Plot 40 ..... Avebury ..... 4 bed detached
- Plot 41 ..... Avebury ..... 4 bed detached
- Plot 42 ..... Penshurst ..... 3 bed detached
- Plot 43 ..... Avebury ..... 4 bed detached
- Plot 45 ..... Bletchley ..... 4 bed detached
- Plot 46 ..... Somerley ..... 4 bed detached

All other plots sold.



# HERITAGE PLATINUM PLUS SPECIFICATION

## Interior

- Full gas central heating with underfloor heating to the ground floor & thermostatic radiators to the first floor.
- Fully tiled Kitchen & Breakfast Area with 600x600 large format floor tiling
- Contemporary Oak flush finish internal doors
- Modern high quality door furniture with contemporary handles on round rose & high performance hinges
- Sleek contemporary "Pencil Round" skirtings & architraves - white gloss painted finish
- Extensive TV & Telephone points (TV aerial not included)
- Mains smoke detectors
- Burglar alarm with infrared sensors.
- Contemporary staircase with beautiful hardwood strings in Ash, matching hardwood handrails, spindles & balusters to both staircase and first floor landing

## Security

All homes at St Aubyn's Rise are fitted with "high security" locks to the Front Entrance Door, window locks and also have PIR detectors coupled to an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.



# STUNNING KITCHENS



- Sleek contemporary German designer kitchen with units & pan drawers with soft close runners
- Quartzforms work surfaces fitted to all detached homes
- Laser edge colour matched laminate worktops & splashbacks to utility rooms
- Glass splashbacks to cooking areas in all houses as standard
- Bespoke kitchen design features and choice of colours for worktops and kitchen units available from our selected range depending on stage of construction and point of Plot Reservation
- Integrated appliances include:
  - Eye level electric double oven
  - Flush induction electric hob with touch controls
  - Concealed re-circulating cooker hood with separate extractor fan
  - Integrated fridge/freezer
  - Integrated dishwasher
- Flush ceiling spot lighting with low energy LED bulbs
- 600 x 600 large format floor tiles
- Stainless steel one and a half bowl sink unit with contemporary mixer tap

# BEAUTIFUL BATHROOMS

- Beautiful contemporary Vitra bathroom suites with “wall mounted” WC & “wall mounted” designer basins with contemporary chrome bottle trap
- Optional cost upgrade available for matching vanity units under basins
- Grohe contemporary brassware, shower valves & fittings
- Sleek high quality monoblock basin mixer tap
- Luxury Kermi walk-in shower enclosures with glass screen contemporary Grohe shower valves, multifunction shower head.
- Bathroom walls where fitted with appliances are Fully Tiled with stunning large format tiles from our contemporary range.
- Fully tiled bathroom floors with matching contemporary tiles
- Electric shaver point to each bathroom
- Heated towel rail in main bathroom operated from the gas boiler (not electrical).
- Flush ceiling spot lighting with low energy LED bulbs
- Cloakroom/WCs fitted with stylish contemporary Vitra suites and tiled splash backs to both basin and WC
- Stunning new designer contemporary free standing double skin acrylic bath offering a special touch of class and luxury



# LET'S GO OUTSIDE

- Beautiful highly insulated contemporary front Entrance Door, in oak style finish with high security locking mechanism and large contemporary stainless steel pull handle & ironmongery
- Entrance Porch fitted with contemporary light & PIR detector, also rear entrance light
- Outside tap and power point\* (\*position varies)
- Low maintenance high quality uPVC double glazed windows & French doors
- Elevations in beautiful rustic York Handmade Brick or roughcast render
- Roofs in traditional natural slate with high levels of Rockwool insulation to ensure low home running costs
- Electric remote controlled fully insulated garage doors with draught seals and two radio remote controls.
- Exterior fascias in natural timber finished with micro-porous UV protection stain.
- Rear garden gates fitted in locations shown on Site Plan. Side gates where not shown are available as a cost upgrade
- Landscaped gardens with turf and/or shrubs to the front. Rear gardens turfed with bark mulched beds where applicable
- Paving & Patios where shown finished with matching contemporary paving slabs
- Driveways finished with low maintenance block paviments





## The Cranbourne

### Plot 28

Traditional elegance and contemporary interior style marry perfectly to create this stunning four bedroom detached home.

Only the best materials are used blending beautiful York Handmade Brick with traditional roughcast render and natural slate. But it's not just outside where this house exudes luxury and class. The contemporary, light interior offers the very best in modern living with a sleek German designer kitchen with top of the range Siemens appliances, a stunning family bathroom with a large free standing bath and master en-suite with a spacious walk in shower with large format tiling and Grohe brassware.

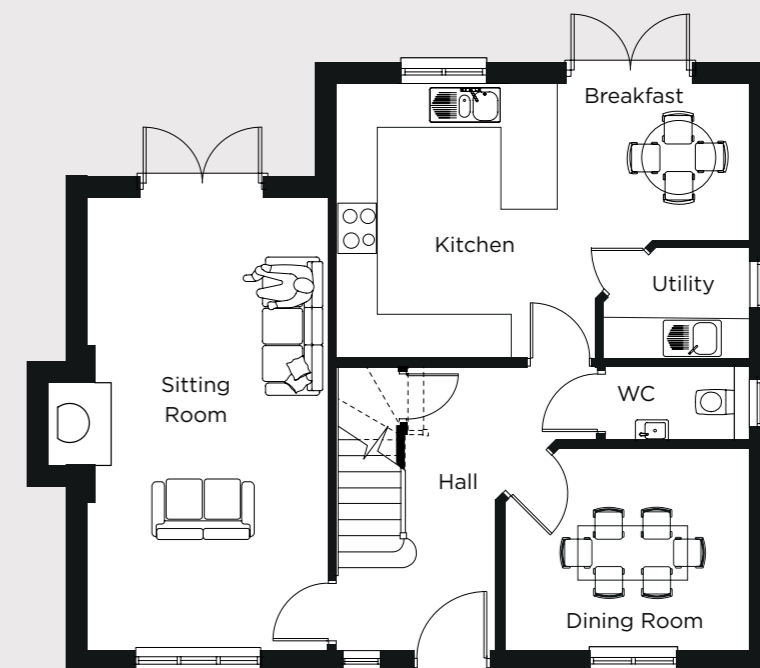
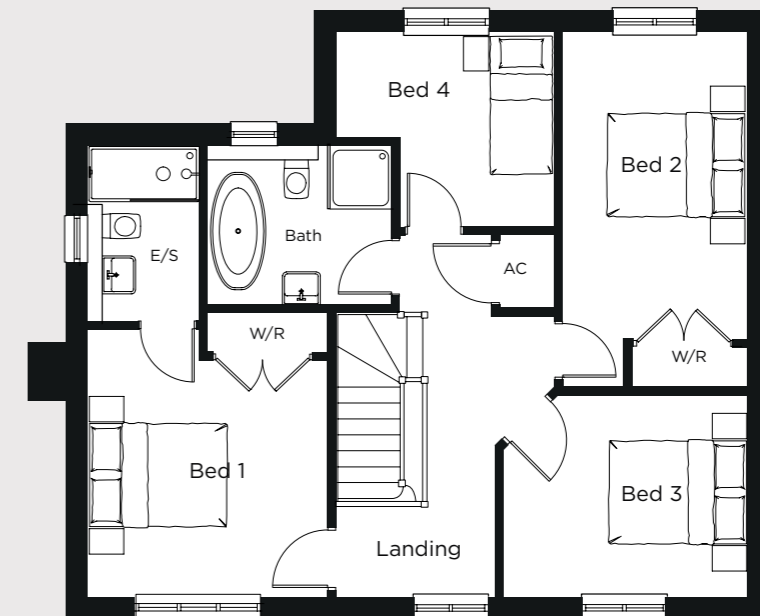
The Cranbourne prides itself on a spacious interior with an impressive entrance hallway and private sitting room with double doors out onto the landscaped rear garden. Throw in a double garage, ample parking and first class eco-credentials and you have yourself a perfect family home.

### FIRST FLOOR

Landing		
Bedroom 1	3.98m x 3.50m*	13'1" x 11'6"*
	*includes wardrobe	*includes wardrobe
En-Suite	2.50m x 1.64m	8'3" x 5'5"
Bedroom 2	5.18m x 2.70m*	17'0" x 8'10"*
	*includes wardrobe	*includes wardrobe
Bedroom 3	3.57m x 2.95m	11'9" x 9'8"
Bedroom 4	3.21m x 2.85m*	10'6" x 9'4"*
	*max L-shape	*max L-shape
Bathroom	2.70m x 2.33m	8'10" x 7'8"

### GROUND FLOOR

Hall		
Sitting Room	6.58m x 3.50m	21'7" x 11'6"
Dining Room	3.57m x 2.95m	11'9" x 9'8"
B'fast / Kitchen		
Breakfast Area	2.77m x 2.28m	9'1" x 7'6"
Kitchen	3.98m x 3.26m	13'1" x 10'8"
Utility	2.1m x 1.62m	6'11" x 5'4"
Cloaks/WC	2.10m x 1.09m	6'11" x 3'7"





## The Edworth

### Plot 29

The wow factor starts at the front door of this superb four bedroom detached home. A stunning porch leads onto a spacious hallway which gives a real sense of timeless elegance. But don't be fooled with the Edworth's traditional exterior as the house is packed with contemporary designer touches.

A fabulous designer kitchen with deep pan drawers, Quartzstone worktops and almost every top quality Siemens appliance you can imagine is included as standard. Add in a luxurious bathroom with a large freestanding bath and a master en-suite with a walk in shower enclosure, with Grohe brassware and large format tiling and luxury is guaranteed.

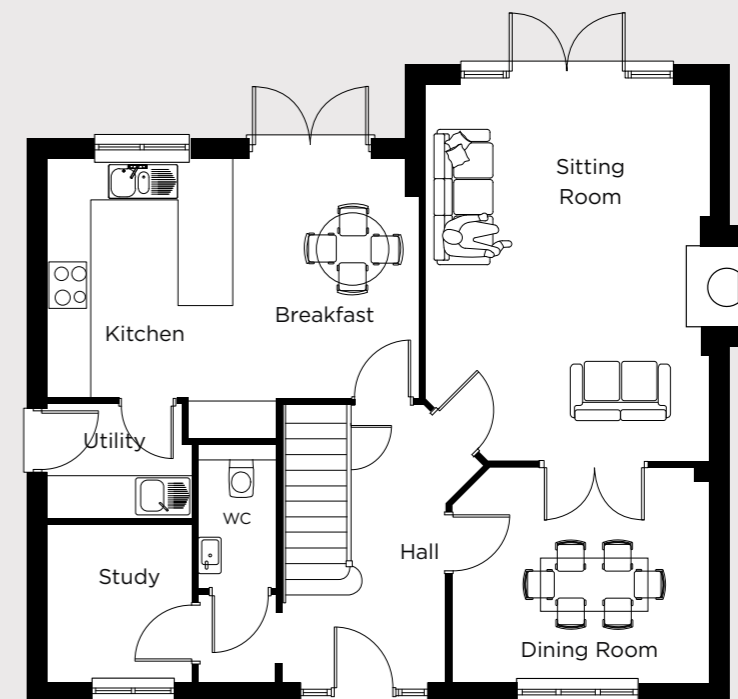
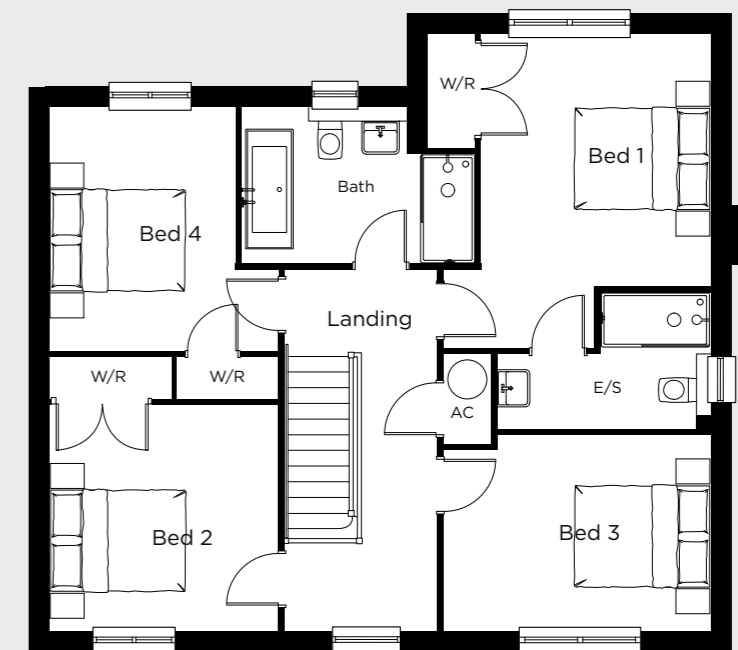
Throw in a landscaped rear garden and a double garage and you have a splendid home that's built to last with the highest of specifications.

### FIRST FLOOR

Landing		
Bedroom 1	4.62m x 3.35m*	15'2" x 11'0"*
	*plus wardrobe & alcove	*plus wardrobe & alcove
En-Suite	3.11m x 2.09m	10'2" x 6'10"
Bedroom 2	3.34m x 3.32m*	11'0" x 10'11"*
	*plus wardrobe	*plus wardrobe
Bedroom 3	3.90m x 2.88m	12'9" x 9'5"
Bedroom 4	3.54m* x 2.72m	11'8" x 8'11"
	*plus wardrobe	*plus wardrobe
Bathroom	3.44m x 2.32m	11'4" x 7'7"

### GROUND FLOOR

Hall		
Sitting Room	5.54m x 4.15m	18'2" x 13'7"
Dining Room	3.76m x 3.16m	12'4" x 10'4"
B'fast / Kitchen		
Breakfast Area	3.54m x 2.75m	11'8" x 9'0"
Kitchen	3.54m x 2.70m	11'8" x 8'10"
	+ appliance alcove	+ appliance alcove
Utility	2.11m x 1.67m	6'11" x 5'6"
Study	2.27m x 2.11m	7'5" x 6'11"
Cloaks/WC	2.09m x 1.11m	6'10" x 3'8"





## The Cranbourne

### Plot 32

This spacious home perfectly blends the best of traditional house building with contemporary interior design.

Four bedrooms, luxury master en-suite, magazine-dreamy kitchen, over-sized family bathroom with freestanding bath and an elegant sitting room with log burning stove are just some of the finer credentials of this stunning home.

Add to the mix state of the art Siemens appliances, underfloor heating to the ground floor and Vitra bathroom fittings and you have yourself a dream family home in the heart of the green countryside of the Exe Valley.

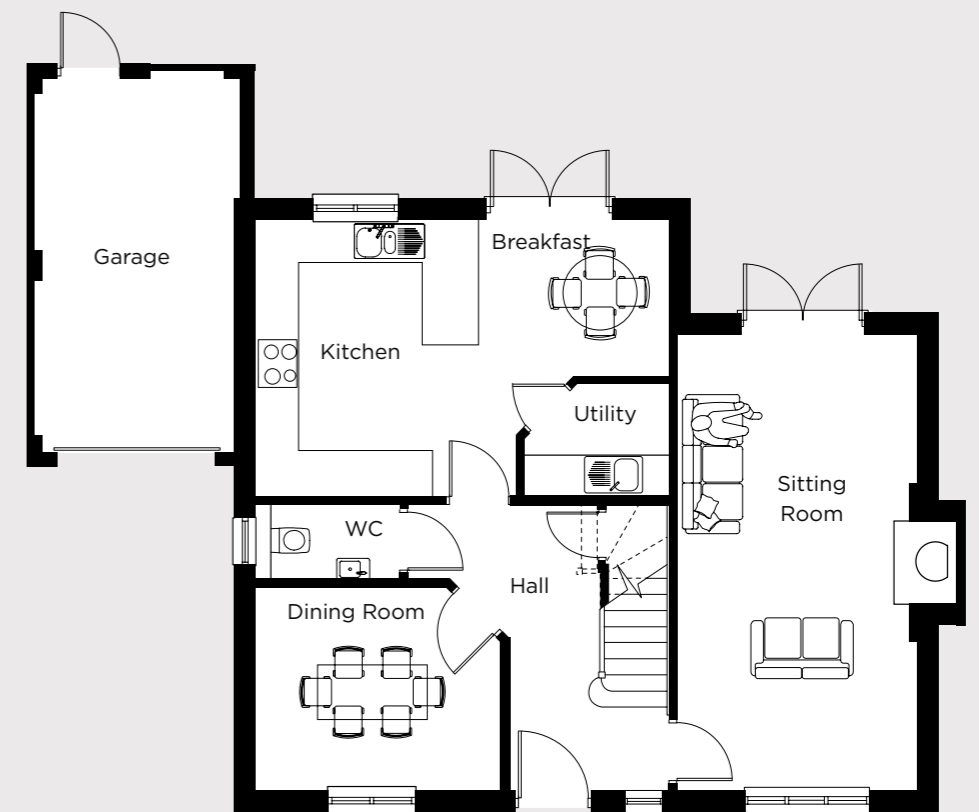
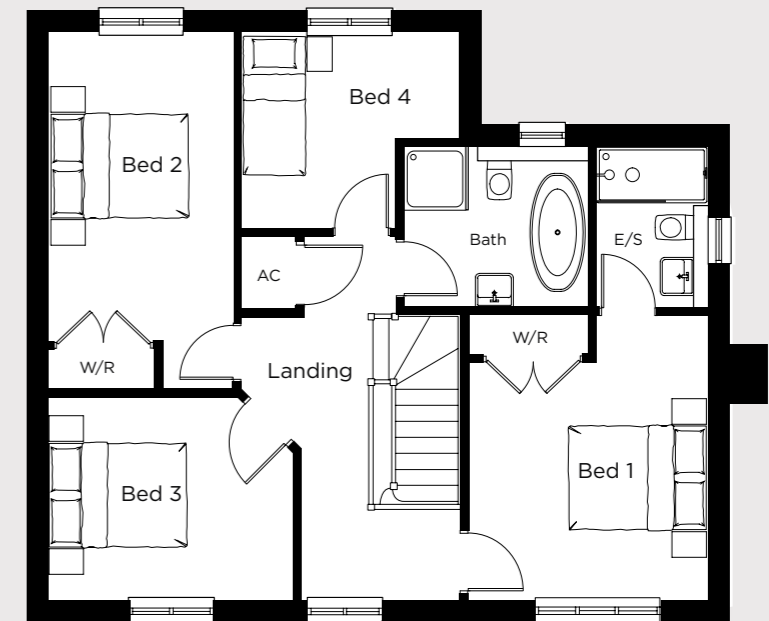
The Cranbourne has everything you want and need from a four bedroom home so why not come and have a look for yourself!

### FIRST FLOOR

Landing		
Bedroom 1	3.98m x 3.50m*	13'1" x 11'6"*
	*includes wardrobe	*includes wardrobe
En-Suite	2.50m x 1.64m	8'3" x 5'5"
Bedroom 2	5.18m x 2.70m*	17'0" x 8'10"*
	*includes wardrobe	*includes wardrobe
Bedroom 3	3.57m x 2.95m	11'9" x 9'8"
Bedroom 4	3.21m x 2.85m*	10'6" x 9'4"*
	*max L-shape	*max L-shape
Bathroom	2.70m x 2.33m	8'10" x 7'8"

### GROUND FLOOR

Hall		
Sitting Room	6.58m x 3.50m	21'7" x 11'6"
Dining Room	3.57m x 2.95m	11'9" x 9'8"
B'fast / Kitchen		
Breakfast Area	2.77m x 2.28m	9'1" x 7'6"
Kitchen	3.98m x 3.26m	13'1" x 10'8"
Utility	2.1m x 1.62m	6'11" x 5'4"
Cloaks/WC	2.10m x 1.09m	6'11" x 3'7"





## The Rosemullion

### Plot 36

This spacious four bedroom detached home is located in an elevated position and is only one of a kind at St.Aubyn's Rise. The Rosemullion blends traditional house building with contemporary interior design creating a home with bags of kerb appeal.

Master bedroom with luxury master en-suite, magazine dreamy kitchen with central island perfect for entertaining, over-sized family bathroom with freestanding bath and an elegant sitting room with log burning stove are just some of the finer credentials of this stunning home.

Add to the mix state of the art Siemens appliances, underfloor heating to the ground floor and Vitra bathroom fittings and you have yourself a dream family home in the heart of the green countryside of the Exe Valley.

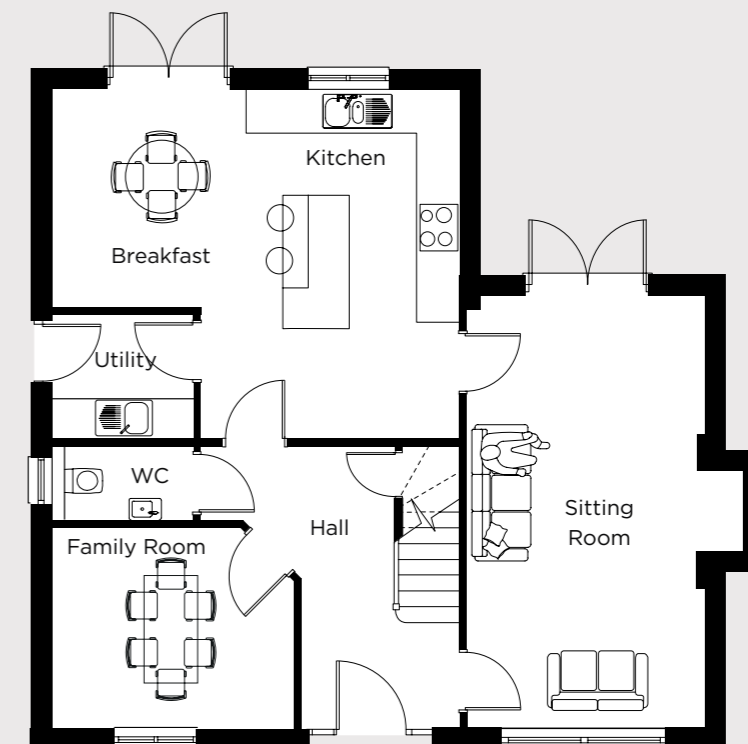
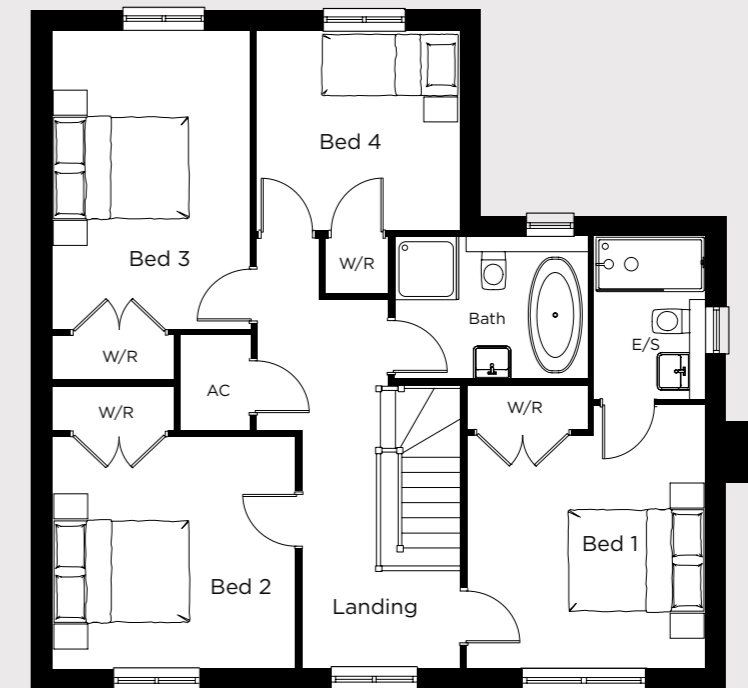
The Rosemullion has everything you want and need from a home including a double garage, private gated driveway, countryside backdrop and a landscaped garden. Why not make this your next move?!

### FIRST FLOOR

Landing		
Bedroom 1	3.82m x 3.25m*	12'7" x 11'4"*
	*plus wardrobe	*plus wardrobe
En-Suite	2.36m x 1.61m	7'9" x 5'3"
Bedroom 2	3.52m x 3.36m*	11'7" x 11'0"*
	*plus wardrobe	*plus wardrobe
Bedroom 3	4.35m x 2.87m*	14'3" x 9'5"*
	*plus wardrobe	*plus wardrobe
Bedroom 4	2.96m x 2.91m*	9'9" x 9'6"*
	*plus wardrobe	*plus wardrobe
Bathroom	2.80m x 2.06m	9'12" x 6'9"

### GROUND FLOOR

Hall		
Sitting Room	6.30m x 3.45m	20'8" x 11'4"
Family Room	3.52m x 2.90m	11'8" x 9'6"
Kitchen / Dining	5.95m x 5.08m*	19'6" x 16'8"*
	*L-shape	*L-shape
Comprising:		
Kitchen Area	5.06m x 2.57m	16'7" x 8'5"
Dining Area	3.38m x 3.15m	11'1" x 10'4"
Utility	2.06m x 1.81m	6'9" x 5'11"
Cloaks/WC	2.06m x 1.04m	6'9" x 3'5"







## The Abberton II

### Plot 37

The Abberton offers character through and through! Wrapped with the delightful texture and rich colour of expensive York Handmade Brick this home has serious kerb appeal. A charming canopy porch and tall arched window are all hallmarks of the Abberton and stack this three bedroom home full of style. But don't be deceived by the traditional looking exterior as this home is jam packed with all the latest contemporary spec.

Inside the open plan space is generous and filled with light. Clean contemporary luxury fittings come as standard. A German designer kitchen with an extensive range of top quality units, Quartzstone worktops and Siemens appliances including induction hob, eye level double oven, integrated Fridge-freezer and dishwasher are all standard spec. As is underfloor heating to the ground floor, luxury bathrooms with walk in shower enclosures and free standing baths.

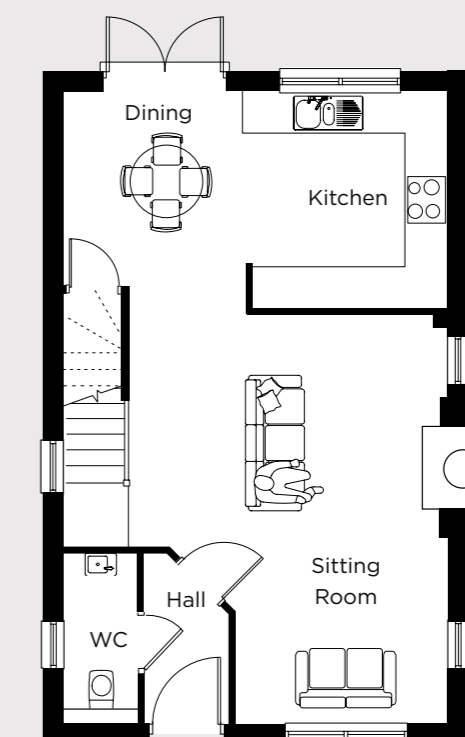
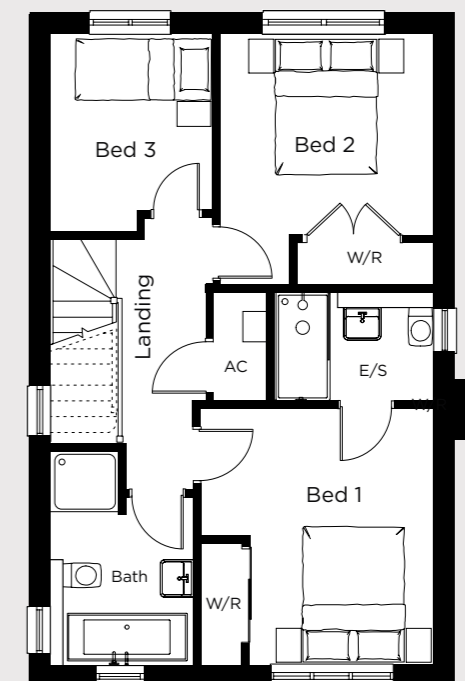
Add in a beautiful landscaped garden, a garage and a glorious countryside backdrop with stunning views and you have yourself a perfect 3 bedroom home.

### FIRST FLOOR

Landing		
Bedroom 1	3.77m x 3.38m	12'4" x 11'1"
En-Suite	2.44m x 1.60m	8'0" x 5'3"
Bedroom 2	3.65m x 3.11m	12'0" x 10'2"
Bedroom 3	2.80m x 2.38m	9'2" x 7'10"
Bathroom	3.08m x 2.11m	10'1" x 6'11"

### GROUND FLOOR

Hall		
Cloaks/WC	2.47m x 1.06m	8'1" x 3'6"
Living Room	5.98m x 4.68m	19'8" x 15'4"
Dining / Kitchen	5.62m overall	18'5" overall
Dining Area	3.27m x 2.65m	10'9" x 8'8"
Kitchen Area	3.15m x 2.97m	10'4" x 9'9"





## The Harlington

### Plot 38

Light roughcast render contrasted with beautiful York Handmade Brick has always made the Harlington a popular choice, but it is the four large bedrooms which make it stand out from the crowd. Once you see the space, the two luxurious contemporary bathrooms and the huge open plan dining kitchen you realise why this home is so popular.

Traditional outside?... definitely! The latest contemporary & eco friendly design inside?... absolutely! But this home is quality both inside and out! With Heritage Platinum PLUS Spec this beautiful home wants for nothing and its all included as standard. Stunning contemporary kitchen with top quality Siemens appliances - included as standard! Luxury Vitra Bathroom suites with large format designer tiling and Ghroe brassware - included as standard! The latest eco efficient gas boiler and underfloor heating to the ground floor - Included as standard! In fact there isn't much that isn't!

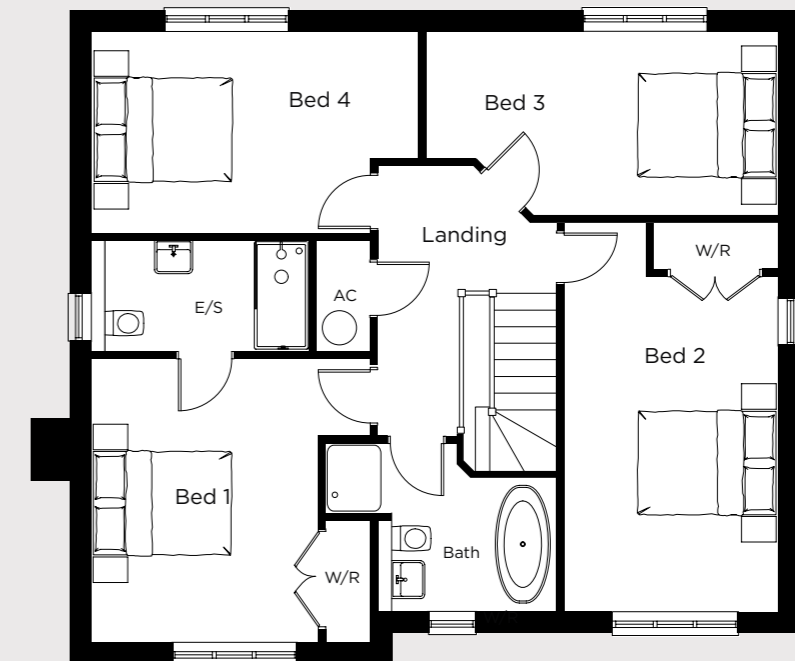
The only extras you will want to add will be those personal touches you need to choose for yourself!

### FIRST FLOOR

Landing		
Bedroom 1	4.04m x 3.35m*	13'3" x 11'0"**
	*plus wardrobe	*plus wardrobe
En-Suite	3.09m x 1.72m	10'2" x 5'8"
Bedroom 2	5.56m x 3.12m	18'3" x 10'2"
Bedroom 3	4.05m x 3.0m	13'4" x 9'10"
Bedroom 4	5.12m x 2.75m	16'10" x 9'0"
Bathroom	2.44m x 2.61m*	8'0" x 8'7"**
	*max + shower	*max + shower

### GROUND FLOOR

Hall		
Sitting Room	5.60m x 4.05m	18'5" x 13'4"
Dining / Kitchen		
Dining Area	4.15m x 3.15m	13'8" x 10'4"
Kitchen Area	3.86m max x 3.71m	12'8" max x 12'2"
Utility	2.70m x 2.0m	8'10" x 6'7"
Cloaks/WC	1.80m x 1.03m	5'11" x 3'3"
Integral garage	5.40m x 2.90m	17'9" x 9'6"





## The Edworth

### Plot 39

As family homes go, this one is a cracker! The beautiful handmade brick marries perfectly with the roughcast render and just shouts quality! Add in a natural Brazilian slate roof and you know this home is built to last!

Walk through the fabulous front door and the traditional exterior belies a different age! Only the best clean contemporary fittings and latest eco-friendly spec furnish this luxurious modern home. Sleek designer kitchens are fitted as standard with designer kitchen units and pan drawers, with Siemens appliances and Quartzstone work surfaces. Stunning large format designer tiles are the backdrop for the luxurious Vitra bathroom suites.

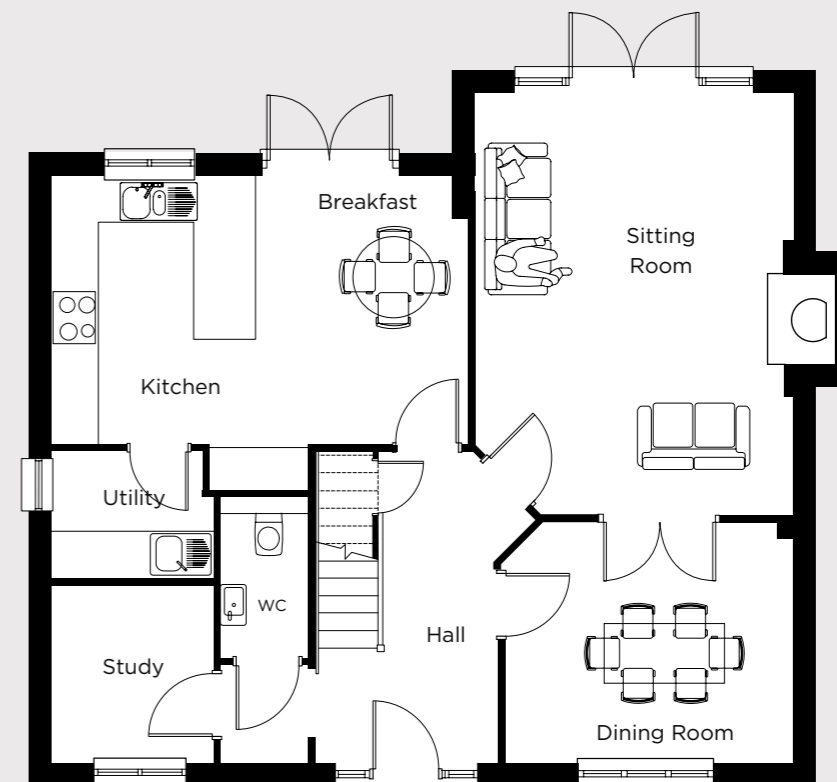
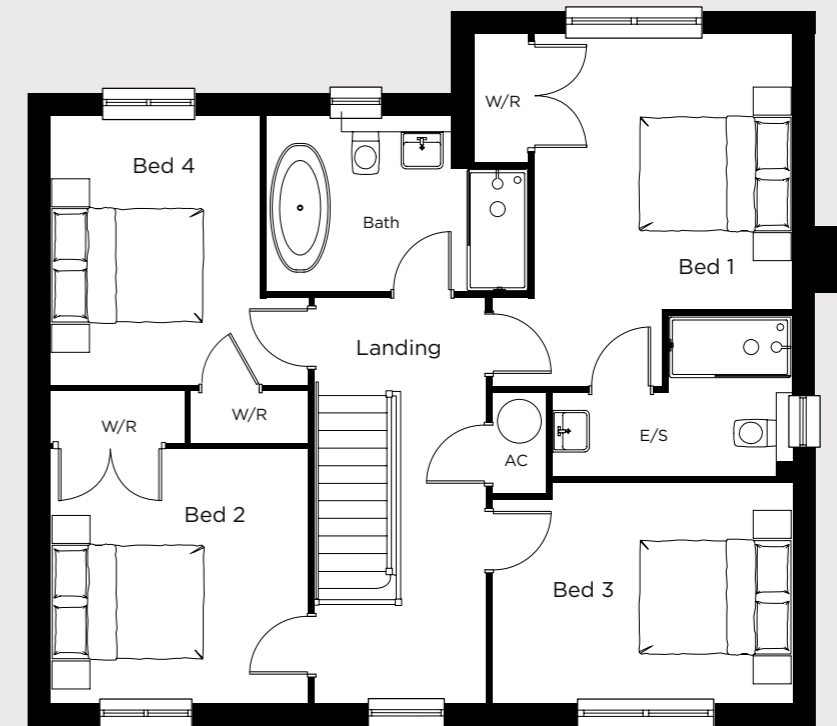
Add in a garage, landscaped gardens and countryside views making this your perfect four bedroom home.

### FIRST FLOOR

Landing		
Bedroom 1	4.66m x 3.40m*	15'3" x 11'2"*
	*plus wardrobe & alcove	*plus wardrobe & alcove
En-Suite	3.17m x 2.01m	10'5" x 6'7"
Bedroom 2	3.40m x 3.36m*	11'2" x 11'0"*
	*plus wardrobe	*plus wardrobe
Bedroom 3	3.96m x 2.92m	13'0" x 9'7"
Bedroom 4	3.65m* x 2.76m	12'0"* x 9'1"
	*plus wardrobe	*plus wardrobe
Bathroom	3.46m x 2.36m	11'4" x 7'9"

### GROUND FLOOR

Hall		
Sitting Room	5.57m x 4.20m	18'3" x 13'9"
Dining Room	3.80m x 3.18m	12'6" x 10'5"
B'fast / Kitchen		
Breakfast Area	3.59m x 2.58m	11'10" x 8'5"
Kitchen	3.59m x 2.93m	11'10" x 9'4"
	+ appliance alcove	+ appliance alcove
Utility	2.15m x 1.70m	7'1" x 5'7"
Study	2.34m x 2.15m	7'8" x 7'1"
Cloaks/WC	2.13m x 1.5m	7'0" x 3'9"





Rear Elevation

## The Avebury

Plot 40, 41 and 43

The Avebury is one of Heritage's latest designs to add to their collection. Its clever design creates a stunning mezzanine entrance with full height glazing flooding the home with natural light. A split staircase leads you to both floors of accommodation and creates a real 'wow' factor. The open plan nature of this home creates real flow between the living, dining and kitchen areas and the double glazed bi-fold doors from the dining area brings the outside in. The ground floor opens out onto a raised balcony spreading the width of the home creating an additional entertaining space to enjoy alfresco dining and your green countryside surroundings. The generous kitchen/dining area is fitted with a German designer kitchen and Siemens appliances along with Quartzstone work surfaces as standard. The living room has a contemporary freestanding log burning stove which adds a cosy touch to the 24' living room.

Add in luxury Vitra bathroom suites with freestanding baths, walk in shower enclosures and large format tiling and this four bedroom detached home is in a league of its own. But it's not a case of style over substance, as these homes are packed with eco-credentials, which means that this substantial home will not break the bank to run!

### MEZZANINE

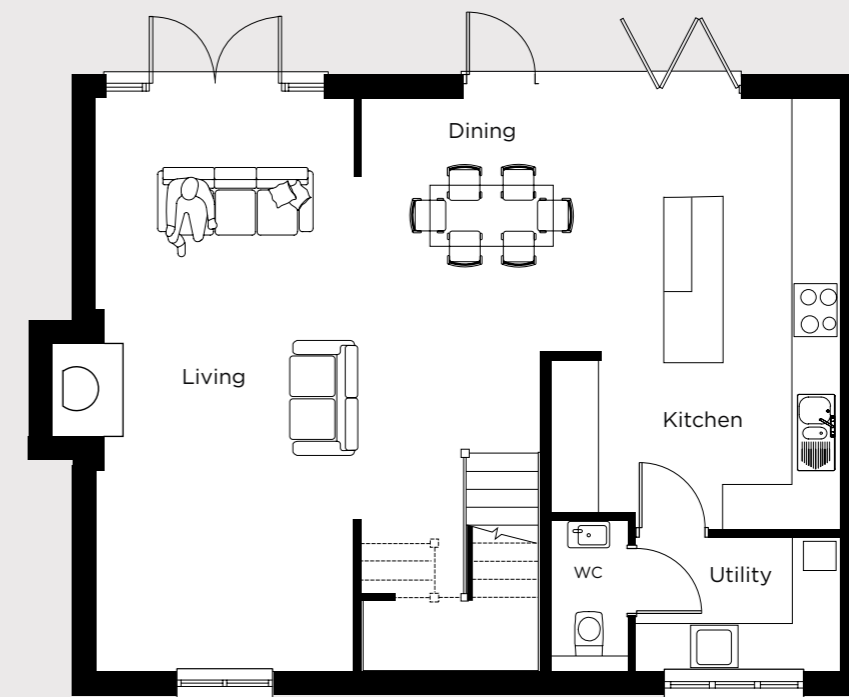
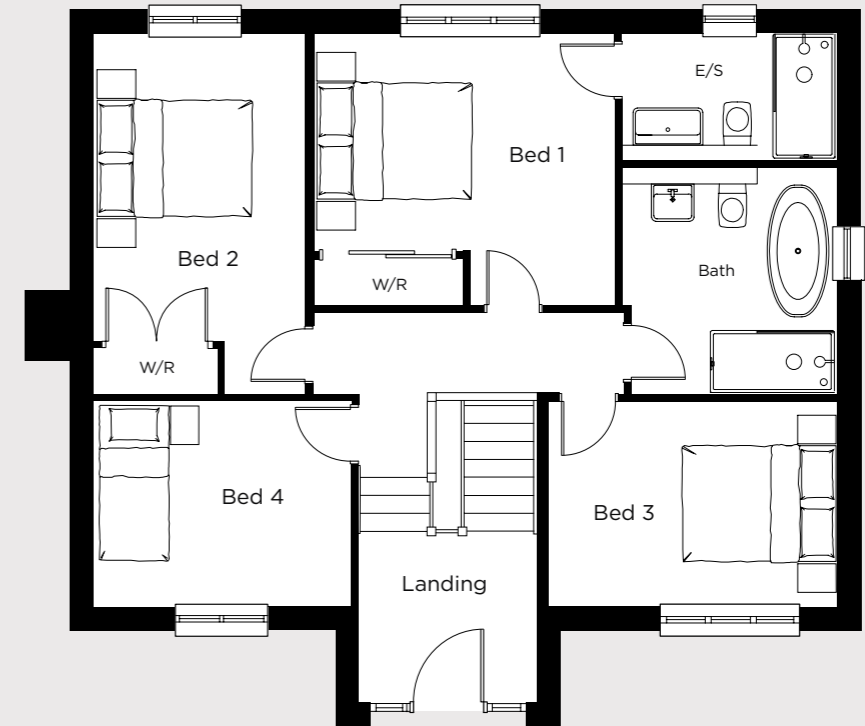
Entrance hall with stairs to Ground and First Floor

### FIRST FLOOR

Landing		
Bedroom 1	3.87m x 3.47m	12'8" x 11'5"
En-Suite	2.74m x 1.61m	9'0" x 5'3"
Bedroom 2	4.62m x 2.68m	15'2" x 8'10"
Bedroom 3	3.69m x 2.60m	12'1" x 8'6"
Bedroom 4	3.28m x 2.61m	10'9" x 8'7"
Bathroom*	2.88m x 2.74m	9'5" x 9'0"

### GROUND FLOOR

Open Plan Living Space		
Living	7.38m x 3.28m	24'2" x 10'9"
Dining	4.50m x 4.21m max	14'9" x 13'3" max
Kitchen	5.51m x 3.69m max	18'1" x 12'1" max
Utility	2.61m x 1.69m	8'7" x 5'7"
Cloaks/WC	1.92m x 0.96m	6'4" x 3'2"



\* Please note Plot 43 is handed to the plans shown and has a sun pipe instead of a window in the main bathroom.



## The Penschurst

Plot 42

What a view! ...and the Penschurst was designed to make the most of it! Its clever design provides a stunning vaulted mezzanine entrance with full height glazing giving the impression of a much larger house. A short flight of stairs down to the sitting room and your view opens up through the double glazed bi-fold sliding doors onto the rear raised balcony.

The contemporary open plan layout leads you through to the generous kitchen diner with its range of top quality Pronorm kitchen units and Siemens appliances where induction hob with concealed pull out hood, double oven, fridge freezer, and dishwasher are all included in the standard spec. Better still, top quality German Quartzstone worktops won't cost you a penny extra!

Now pop up to the first floor and the view from the two main bedrooms across the landscaped rear garden and the countryside beyond is simply stunning. This is not just a generous three bedroom home, it is a home with an amazing backdrop!

### MEZZANINE

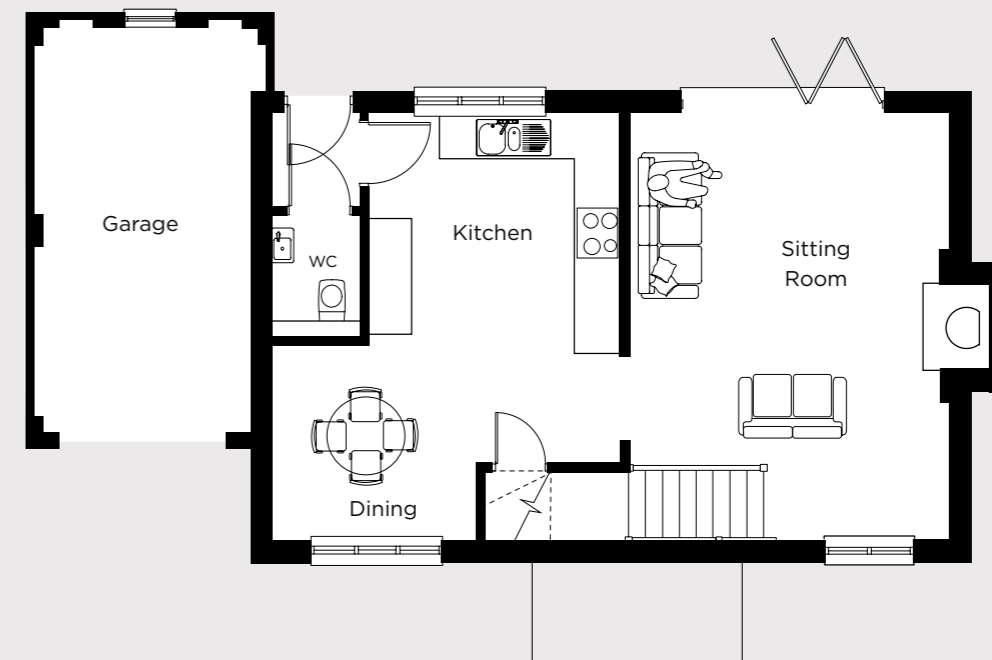
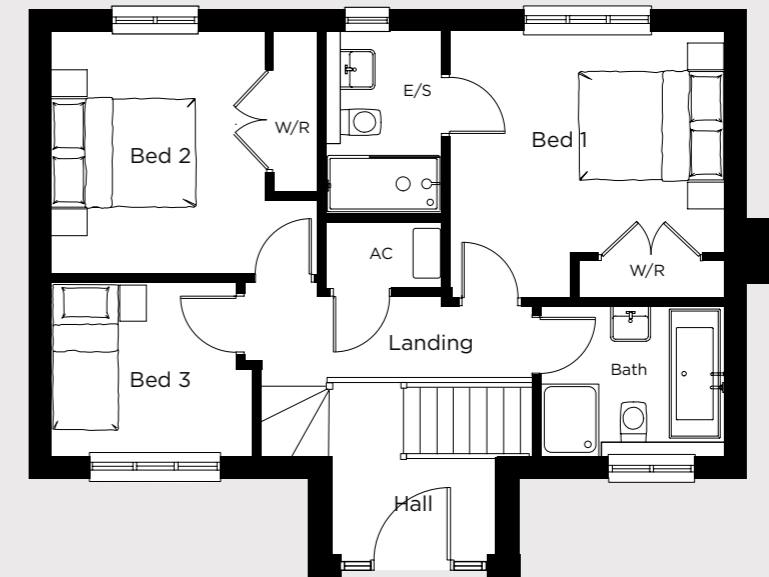
Entrance hall with stairs to Ground and First Floor

### FIRST FLOOR

Landing		
Bedroom 1	3.75m x 3.66m	12'4" x 12'0"
En-Suite	2.48m x 1.60m	8'1" x 5'3"
Bedroom 2	3.34m x 2.96m	10'11" x 9'9"
Bedroom 3	2.73m x 2.38m	8'11" x 7'10"
Bathroom	2.52m x 2.05m	8'3" x 6'9"

### GROUND FLOOR

Living	5.83m x 4.36m	19'2" x 14'4"
Dining Area	4.74m max x 2.66m	15'7" max x 8'9"
Kitchen	3.46m x 3.23m	11'4" x 10'7"
Rear Lobby	1.26m x 1.16m	4'1" x 3'10"
Cloaks/WC	1.68m x 1.16m	5'6" x 3'10"





## The Bletchley

### Plot 45

When it comes to traditional elegance the Bletchley combines serious good looks with careful attention to detail to produce a home with the best features of traditional English house building on the outside and a spacious contemporary home within. The Bletchley with its four generous bedrooms with three bathrooms, is the only one of its kind at St.Aubyn's Rise and offers bags of style and kerb appeal. Beautiful York handmade brick is married with traditional roughcast render and natural slate to create a home that is built to last.

The clean contemporary interior is complimented with only the best fittings and finishes which will make furnishing this home a delight. The beautiful German Pronorm kitchen bristles with all Siemens appliances and the sleek breakfast bar makes this a kitchen that will turn cooking from a chore into a pleasure! The stylish Danish log burner adds a cosy touch to the living room and the open plan nature of the living space makes entertaining a breeze.

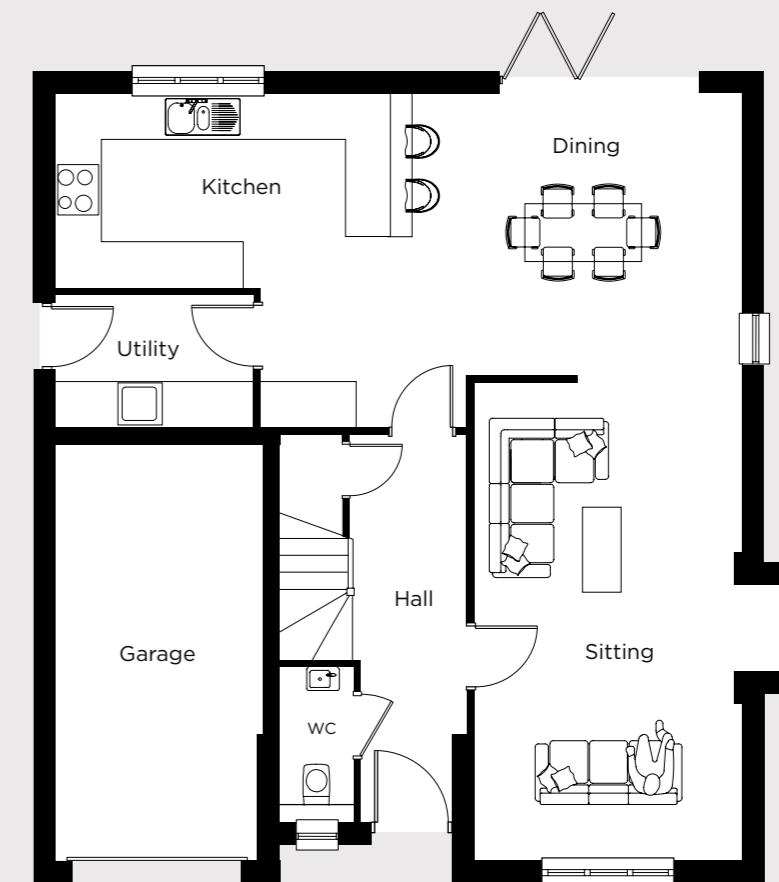
If you want something a bit special then as family homes go, this one is a real winner.

### FIRST FLOOR

Landing		
Bedroom 1	4.55m x 3.60m*	14'11" x 11'10"*
	*plus wardrobes	*plus wardrobes
En-Suite	2.37m x 1.80m	7'9" x 5'11"
Bedroom 2	4.50m x 3.68m*	14'9" x 12'11"*
	*plus wardrobes	*plus wardrobes
En-Suite	2.03m x 1.61m	6'8" x 5'5"
Bedroom 3	3.81m x 2.86m	12'6" x 9'5"
Bedroom 4	3.56m x 2.75m*	11'8"* x 9'0"*
	*plus wardrobes	*plus wardrobes
Bathroom	2.73m x 2.52m	8'11" x 8'3"

### GROUND FLOOR

Hall		
Living	6.60m x 3.60m	21'8" x 11'10"
Dining	4.56m x 3.80m	12'6" x 14'11"
Kitchen	4.76m x 2.62m	15'8" x 8'7"
	widening to 4.50m	widening to 14'9"
Utility	2.66m x 1.76m	8'9" x 5'9"
Cloaks/WC	2.07m x 0.97m	6'10" x 3'2"





## The Somerley

### Plot 46

The Somerley is without doubt one of the most popular homes in the Heritage range. Its balanced traditional looks and wide frontage give the clear impression of a spacious home. The solid heavy set entrance porch, together with the York Handmade Brick have a timeless quality and make a clear statement that this home is built to last.

The desirable traditional looks of this large three bed home are equally matched by the beautifully crafted contemporary interior! This home is built to the latest eco friendly specification with underfloor heating to the ground floor, stacks of insulation and an uber-swish German designer kitchen with top notch appliances offers everything you could ask for in both looks and quality.

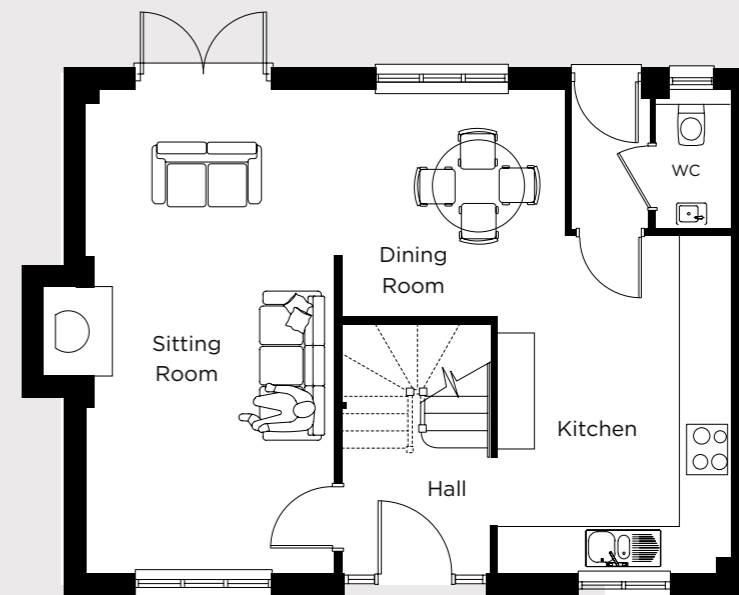
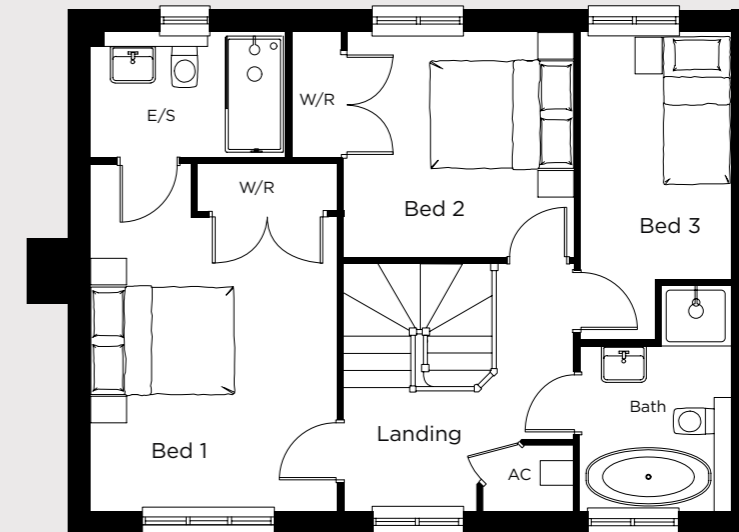
The Somerley also has a spacious rear landscaped garden making this a favourable three bedroom home on the development.

### FIRST FLOOR

Landing		
Bedroom 1	4.80m* x 3.36m	15'9"* x 11'0"
	*includes wardrobe	*includes wardrobe
En-Suite	2.62m x 1.64m	8'7" x 5'5"
Bedroom 2	3.13m* x 3.07m	10'3"* x 10'1"
	*includes wardrobe	*includes wardrobe
Bedroom 3	4.19m max x 2.05m	13'9" max x 6'9"
Bathroom	2.25m + shwr x 2.15m	7'4" + shwr x 7'1"

### GROUND FLOOR

Hall		
Sitting Room	6.53m x 3.35m	21'5" x 11'0"
	(Open plan to dining area)	
Dining Room	3.07m x 3.11m	10'1" x 10'3"
	(Open to kitchen)	
Kitchen	4.61m x 3.16m	15'2" x 10'4"
Rear Lobby	1.96m x 1.05m	6'5" x 3'5"
Cloaks/WC	1.83m x 1.02m	6'0" x 3'4"



# LOCATION AND DIRECTIONS

*Situated on the very fringe of Tiverton and conveniently located near the M5 motorway St Aubyn's Rise offers the best of both worlds.*



## DIRECTIONS FROM JUNCTION 25 / M5

From the M5, exit at Junction 27 and take the A361 towards Tiverton and Barnstaple. Proceed for 5 Miles and take the exit onto the B3391 along Heathcote Way to Tiverton and Bickleigh.

Proceed across the next roundabout (2nd exit) & continue along B3391 Heathcote Way passing MacDonalds on the left hand side. At the next roundabout take the 3rd exit and continue along B3391 Heathcote Way towards Bickleigh.

Proceed straight across the next roundabout (1st exit) into Great Western Way still on the B3391. Pass the Mid Devon District Council offices on the right hand side and at the next roundabout proceed straight across (2nd exit) and continue along Great Western Way.

After crossing the River Exe and at the next roundabout turn left (1st exit) into Exeter Road A396 towards Bickleigh & Exeter. After 0.5 mile you will arrive at woodland and an S-bend. 200yds further on you will arrive at St. Aubyn's Rise on the right hand side.

## DISCLAIMER

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of the Heritage Homes. Computer Generated Images (CGI's) are intended only for illustrative purposes and are subject to interpretation. Actual finishes, details and any landscaping will vary from plot to plot. Please refer to the working plans on site.

Floor plans and Site Plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled from plans prior to construction. No allowance has been made for the thickness of plasterboard or skirtings. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our Sales Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.



Every Heritage home is covered by an LABC 10-year warranty.



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