



**12 Ashley Rise, Tiverton, Devon EX16 5PW**  
**£550,000**

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***This stunning detached home in the sought-after Ashley Rise area of Tiverton offers the perfect blend of comfort and style. With four bedrooms, a spacious lounge, and a beautifully designed open plan kitchen/diner, this property is ideal for modern family living. The low maintenance rear garden provides a serene outdoor space, while the double garage offers ample storage and parking. Don't miss the chance to view this exceptional home - it truly is a must-see.***



### Description

Entering through the front door, you are welcomed into the grand entrance hall, boasting high ceilings and elegant decor. The hall provides access to all rooms, creating a seamless flow throughout the home. To the left, the spacious lounge awaits, bathed in natural light from the patio doors and large window. A cosy gas fire adds warmth and ambiance during cooler evenings, creating the perfect space to relax and unwind. The property is also equipped with electric underfloor heating.

To the right of the hall lies the impressive kitchen/diner, offering spectacular views of the rolling hills beyond. The kitchen features stylish Oak wall and base units, accented by chic blue subway tiling. The dining area comfortably accommodates a six-seater table, ideal for hosting family meals and gatherings. A convenient utility room, complete with additional storage and space for a tumble dryer and plumbing for a washing machine, leads to the rear garden for easy access.

A sleek cloakroom with tasteful tiling is nestled nearby, providing a WC and hand basin for guests. Completing the ground floor are two practical storage cupboards, ensuring ample space for organisation.

Ascending to the first floor, you will discover four bedrooms and a luxurious family bathroom. The grand Bedroom One boasts stunning views and a unique dressing room with built-in wardrobes. There is also an ensuite which offers a shower cubicle with power shower, WC, and hand basin for added convenience. Bedroom Two features built-in wardrobes and picturesque views, while Bedrooms Three is another lovely double room which boasts a built in cupboard and Bedroom Four offers a comfortable single accommodation.

The modern family bathroom is a showstopper with its sleek grey tiling and stylish blue fixtures, including a bath with power shower over, vanity unit, and WC.

Stepping outside, the rear garden is a tranquil oasis, featuring multiple seating areas including a lovely patio for outdoor dining. A lush lawn, bordered by beautiful views, creates a serene backdrop for relaxing and entertaining.

As you step down from the patio towards the back fence, you'll find a great space for a home office with electricity already set up. A side space for bin storage and a shed adds functionality, while steps lead to the double garage at the rear of the property. The garage, equipped with two roller doors, power, and light, provides ample space for vehicles and storage needs. There is also fantastic driveway parking for up to four cars.

### Tenure, Services & Council Tax

- Freehold
- All Mains Connected
- Electric Underfloor Heating
- Council Tax Band - E

- Approx Broadband Speeds:
- Standard 8 Mbps
  - Superfast 50 Mbps
  - Ultrafast 900 Mbps

### Tiverton

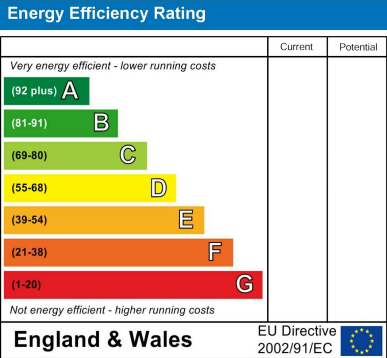
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







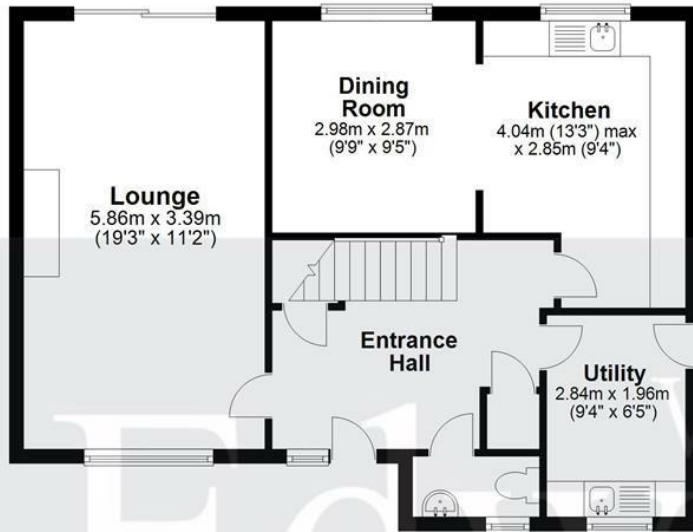






### Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



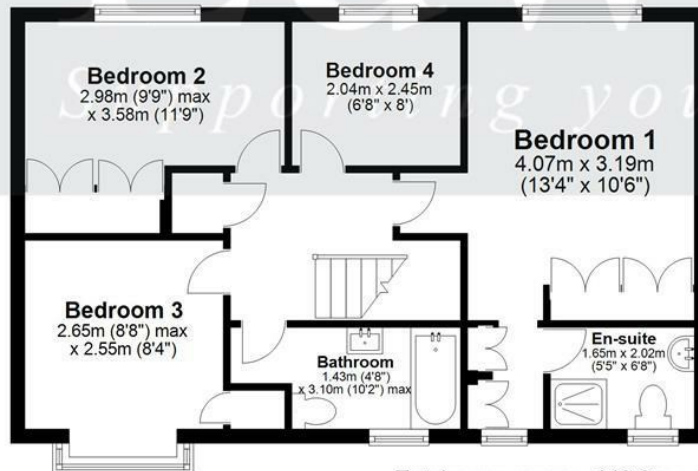
### Double Garage

Approx. 27.9 sq. metres (300.5 sq. feet)



### First Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



Total area: approx. 140.9 sq. metres (1516.9 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.



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