



6 Aubyns Wood Avenue, Tiverton, EX16 5DE
Asking Price £460,000

Welden
Edwards
Supporting your every move

A wonderfully presented three bedroom detached family home situated within an exclusive development on the edge of Tiverton. Completed in 2012 to a high standard, this property comprises of a large lounge with a log burner, a dining room and a fitted kitchen with integrated appliances plus three bedrooms, a primary en-suite and a family bathroom. Lovely enclosed garden, garage and parking.



Description

Built by Heritage Homes, Aubyns Wood Avenue is a development of prestigious, individual homes. This beautifully presented, modern, detached property was built in 2012. This property has been finished to a high standard, incorporating high quality integrated appliances. Underfloor heating on the ground floor and an eco-friendly log burning stove in the sitting room makes this property very energy efficient.

A solid oak door leads to a spacious entrance hall with stairs to the first floor. From here is access to a spacious, dual aspect light and airy room with a window to the front and patio doors to the garden. There is a log burning stove with a tiled hearth. An archway leads to a dining room with a window overlooking the garden. A bespoke fitted kitchen is accessible from the dining room, with a range of wall and base units with stone work surfaces, a 5 ring ceramic hob and extractor and built in appliances including a washing machine, dishwasher, fridge/freezer, and a double oven. There is also a lovely breakfast bar. A rear lobby leads from here with a cloakroom.

Stairs from the entrance hall lead to the landing, with doors to all rooms. The primary bedroom is of a very good size with a large built in wardrobe and a door to the en-suite shower room with a large walk-in shower cubicle. There are a further two bedrooms, both with built in wardrobes. The family bathroom is very attractive, comprising of a central bath with a rain-drop shower.

Outside, the gardens have been landscaped to include a wonderful patio seating area with mature borders and established shrubs and is fully enclosed. There is a garage with an electric up-and-over door, power and lighting with parking to the front.

Council Tax, Services & Tenure

All Mains Connected. Solar Panels for hot water. Freehold. Council Tax Band - E
The seller has advised there is a management charge of approx. £150.00.

Ofcom Broadband Speeds: Superfast 50 Mbps - Ultrafast 900 Mbps
Ofcom Mobile Signal: O2 Likely, Vodafone, EE & Three - Limited

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.

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.

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.

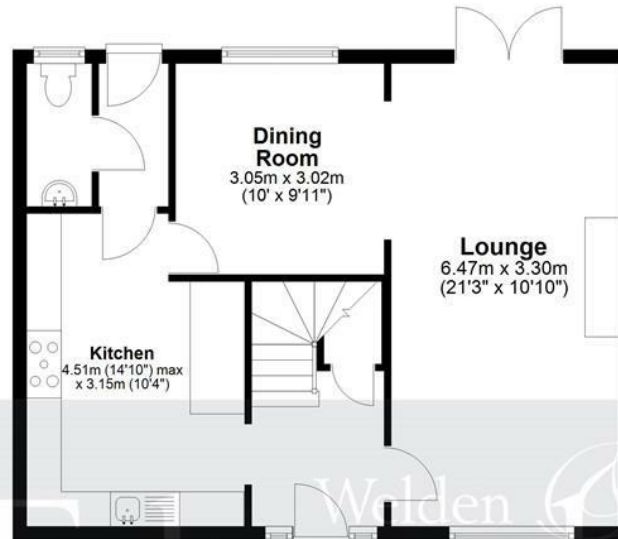






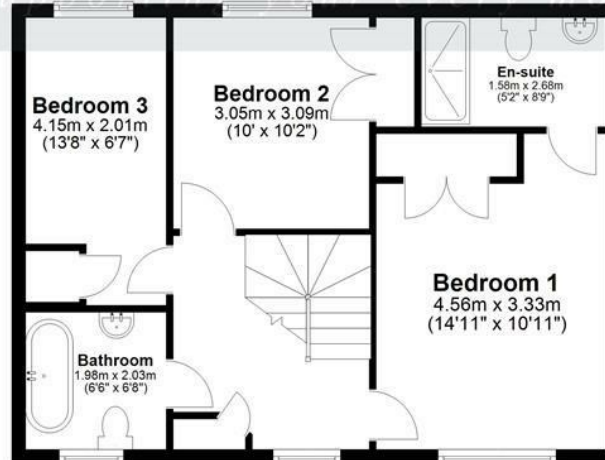
Ground Floor

Approx. 56.1 sq. metres (603.5 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 109.0 sq. metres (1173.8 sq. feet)

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

Energy Efficiency Rating

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

79

83

