



AUBYNS WOOD RISE

TIVERTON, EX16 5DG



Robert Williams

SALES | LETTINGS | AUCTIONS

“Stunning three bedroom modern family home with rural views to rear, built by Heritage homes and first sold in 2017.”



AUBYNS WOOD RISE

TIVERTON, EX16 5DG

With an abundance of quality and style, this lovely Exe Valley home enjoys a beautiful, yet convenient location within the exclusive Heritage Homes redevelopment of the former St Aubyns Preparatory School. A large, bright sitting room with wood burner, a stunning contemporary newly fitted kitchen diner, plus three bedrooms (with high spec. en suite and bathroom fittings), along with a landscaped rear gardens that border open fields, parking and a garage.

- **STUNNING HERITAGE HOMES BUILD**
- **NEW MODERN FITTED KITCHEN**
- **QUIET & DESIRABLE LOCATION WITH VIEWS**
- **DRIVEWAY AND GARAGE PARKING**

The PROPERTY

This superb 'Heritage Homes' detached house stands head and shoulders above many of its contemporaries; in terms of quality, style and location, the property is quite superb.

The new Kutchenhaus Kitchen is beautifully fitted with a range of modern units with quality work surfaces and incorporates a large worktop area and integrated appliances.

A striking wood burning stove forms the central feature of the sitting room and the ground floor WC has been converted into an extremely useful utility room (though plumbing stills exists if a buyer wanted to revert back to its former use).

On the first floor, all of the bedrooms enjoy some lovely, far-reaching country views, while the bathroom and master bedroom en suite are also beautifully fitted out in a contemporary style.

The downstairs of the property benefits from underfloor heating while the upstairs has conventional heating via the Combi boiler.

The property itself has an area of lawn to its front, along with two car parking spaces and a garage.

To the rear is a beautifully landscaped garden that comprises a large paved lower patio and a mature, planted bank which offers a good degree of privacy, with rolling open fields beyond. A lawn then leads up to another generous paved patio area that is perfectly positioned to catch the sun all day and into the evening..





THE LOCATION

Standing in the grounds of the former St Aubyns Preparatory School, the development itself enjoys a wonderful position on the fringe of Tiverton.

Within easy access into the town, which provides an excellent range of shopping, banking, recreational, healthcare and educational facilities. Easy commuting via the North Devon Link Road either to the north coast via Barnstaple or eastward back to the M5 (J27) and Parkway mainline railway station. Exeter lies some 13 miles to the south and offers a more comprehensive range of facilities as befitting a Cathedral City and Taunton, the County town of Somerset lies approximately 19 miles to the north, again offering a varied and comprehensive range of facilities.

DIRECTIONS

Leaving Tiverton on the A396 Exeter Road turn right into Aubyns Wood Avenue then slight left into Aubyns Wood Rise the property is then located in the far left hand corner of the cul de sac.

Agents Note

We understand from our vendor there will be a regular service charge paid annually to Heritage Homes regarding communal areas, more information can be obtained from the branch.



3		bedrooms	2		bathrooms
1		receptions	3		car spaces

Local Authority: Mid Devon Council

Council Tax Band: E

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C





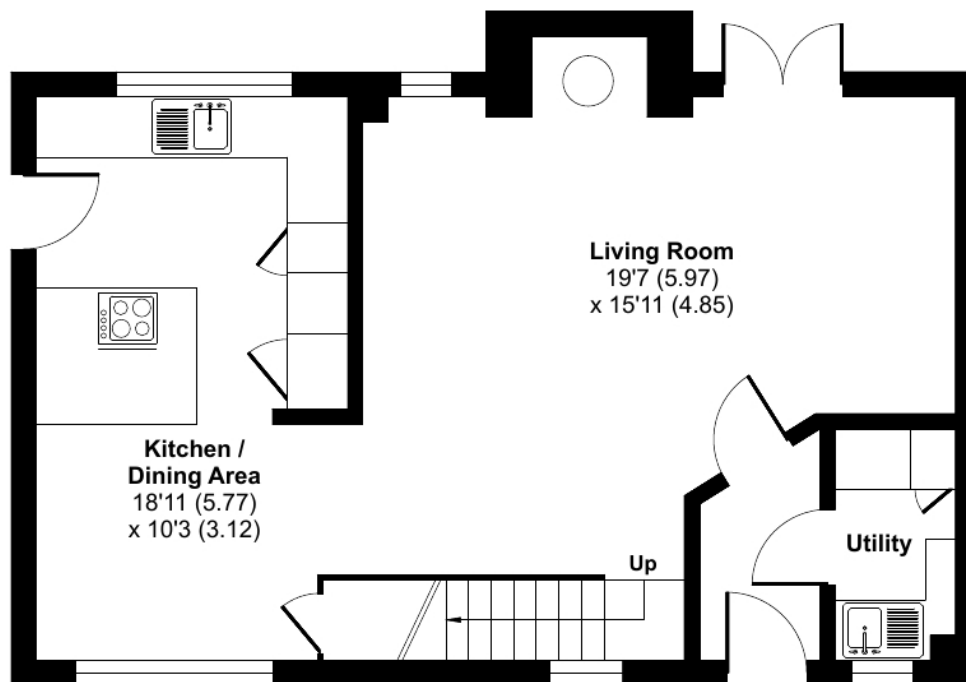
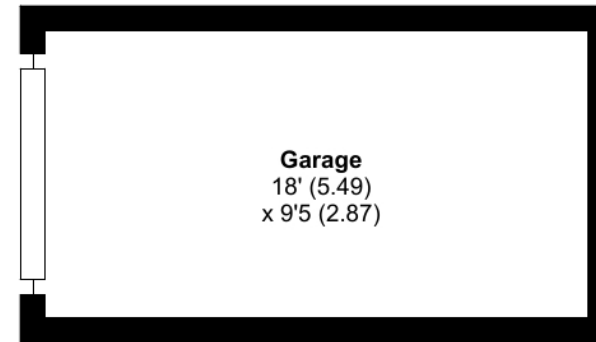
Aubyns Wood Rise, Tiverton, EX16

Approximate Area = 1170 sq ft / 108.6 sq m

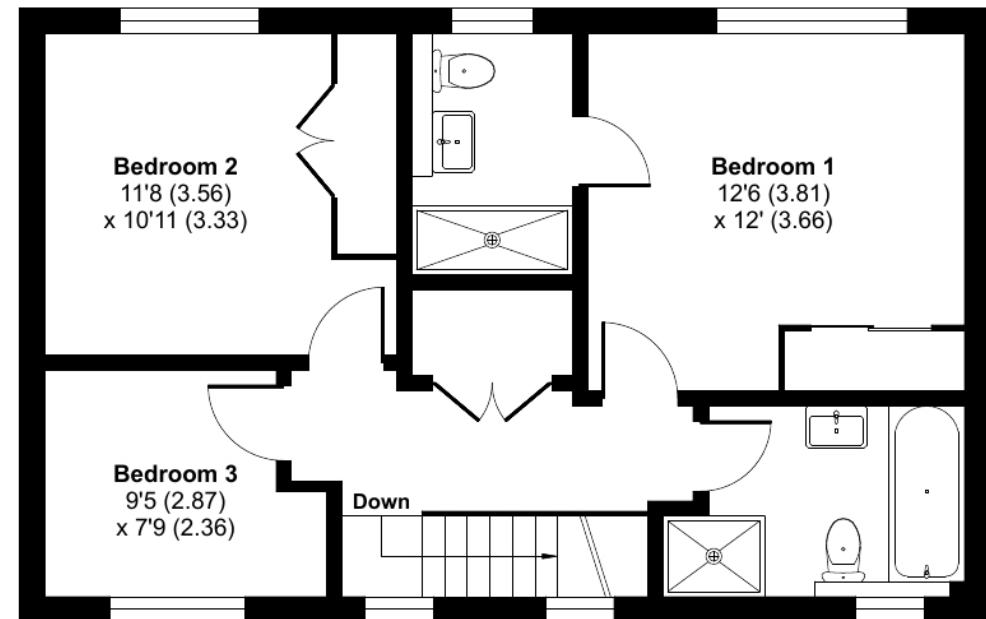
Garage = 171 sq ft / 15.8 sq m

Total = 1341 sq ft / 124.4 sq m

For identification only - Not to scale



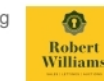
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Robert Williams Ltd. REF: 1110865





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Robert Williams Estate Agents, 2 Southernhay West, Exeter, EX1 1JG

Tel: 01392 204800 • sales@robertwilliams.co.uk • robertwilliams.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.