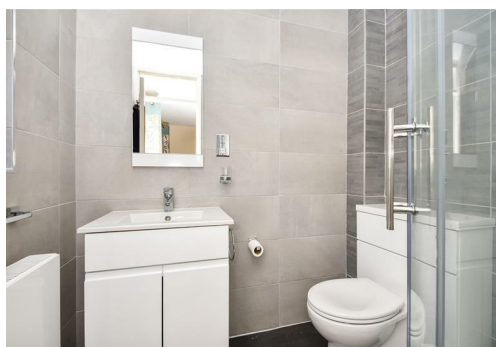




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26 Ashley Rise



Tiverton town centre 1 mile,  
M5(J27)/Tiverton Parkway Station 7 miles,  
Exeter 12 miles.

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A spacious, recently extended,  
detached three bedroom bungalow  
in a cul-de-sac position in this  
sought after location with views.

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- Modern Open Plan Kitchen/Living Space
- Sought After Location
- Far Reaching Rural Views
- Terraced Garden
- Three Bedrooms
- En-Suite Shower Room
- Large Garage
- Driveway
- Council Tax Band D
- Freehold

Offers In Excess Of  
£385,000

### SITUATION

The property is situated in the much sought after area of Ashley, a mature residential development on the edge of Tiverton. Tiverton boasts a wide range of shopping, educational and recreational activities, including private and state schooling. The A361 North Devon Link Road is easily accessible from the property and provides dual carriageway access to the M5 Motorway at Junction 27. Tiverton Parkway Railway Station is located at Sampford Peverell, adjacent to Junction 27 with direct trains to London Paddington taking approximately 130 minutes.

### DESCRIPTION

26 Ashley Rise is an immaculately presented home situated in a favourable elevated position on the fringes of Tiverton. The property has been extended and modernised sympathetically, creating great reception space with 3 bedrooms and an ample tiered garden.

### ACCOMMODATION

The accommodation is situated across a single storey and comprises excellent reception and entertaining space. The extended kitchen/diner features Kardean flooring with impressive and bespoke units with with Quartz worksurfaces and a range on integrated appliances including an electric oven, microwave, dishwasher. Gas hob with extractor above, a stainless steel 1 1/2 bowl sink unit with boiling tap and space for fridge/freezer. The sitting room enjoys a dual aspect with a bay window to the front of the property making the most of the views towards the

surrounding countryside and benefits from a multi fuel stove. There are three bedrooms, with the master and the guest bedroom benefitting from built in storage, with the master bedroom having access to an en suite shower room. In addition there is a family bathroom comprising a shower over bath, wash basin and wc.

### OUTSIDE

The rear garden has been landscaped and provides an area of established flower borders with mature plants and shrubs, a patio with glass balustrading enjoying the superb views and a level lawn. Steps lead down to a pedestrian gate giving access to the side and door to the single garage with an electric garage door, plumbing for automatic washing machine.

### SERVICES

Mains electric, gas, water & drainage.

### VIEWING

Strictly by appointment through the agents please.

### DIRECTIONS

From the multi storey car park in Tiverton, turn right onto Great Western Way. Cross the river and turn left onto Exeter Road. Continue for approximately 1 mile and Ashley Rise will be seen on the right. Turn in here and follow the road bearing round to the right. Continue straight ahead and the property will be seen towards the end on the left.

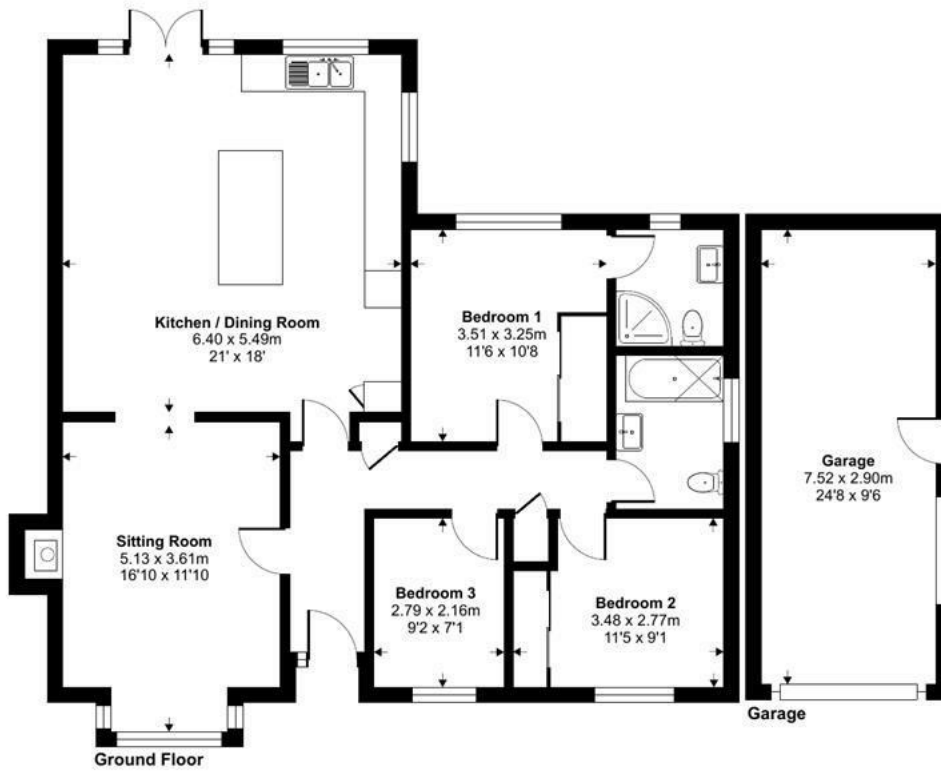
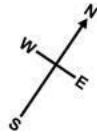
### AGENTS NOTE

Under the Estate Agents Act we disclose that the vendor of this property is an employee of Stags.



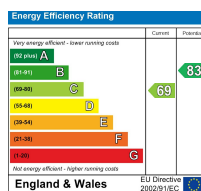
Approximate Area = 1312 sq ft / 122 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF:898984

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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