



9 Aubyns Wood Rise, Tiverton, Devon, EX16 5DG

Price £545,000

Freehold Council Tax Band:F

**STUNNING EX-SHOW ROOM FAMILY HOME!** A family home presented to the highest show room standard. Situated in a prime location, this substantial **FOUR** double bedroom executive home built, by Heritage Homes, is set within an exclusive development in the Ashley area of the Exe Valley.

Standing proud in an imposing and elevated position, approached with a drive to the front, the accommodation offers under floor heating throughout the ground floor, with a sitting room offering a feature fireplace and French doors leading out to a landscaped garden, a stunning kitchen/breakfast room with integrated appliances and breakfast bar to compliment, with a further seating area providing wonderful views out onto the rear garden, a matching utility room and a dining room providing space for a large dining suite, and a ground floor cloakroom providing a sample of the first floor bathrooms.

The first floor landing is light and airy leading to all the bedrooms, with the main bedroom offering a built in wardrobe and a stunning ensuite shower room with luxury suite. The second bedroom is a large double with built in wardrobes, while the third bedroom provides countryside views in the distance, and bedroom four is currently used as an office, while the family bathroom/shower room offers a luxury suite which is both eye catching and spacious.

Outside, the rear garden is simply stunning and was awarded a Tiverton in Bloom award for 2021. Landscaped and laden with eye catching features, enjoying a south westerly facing position. The front garden is landscaped leading to a large double garage - once the show room office.

Tiverton is approximately 6 miles from Junction 27 of the M5, from which Taunton and Exeter can be easily reached. Parkway mainline station serving London, and Exeter airport can also be reached within half an hour, while the world renowned Blundell's public School and other primary and senior schools and golf club are located nearby.



- Ex Show Home
- Parking plus Double garage
- Separate Dining Room
- Woodburner
- Immaculately presented
- Stunning Kitchen/Breakfast room
- Under floor heating
- Landscaped garden

### Canopy Entrance Porch

Leading in with a large composite double glazed door to

### Entrance Hall

13'10" x 10'5"

A light and airy space with a spindle balustrade stairwell leading to the first floor landing with storage cupboard under and uPVC double glazed window to front aspect with underfloor heating and doors leading through to.

### Sitting Room

21'4" x 13'10"

A delightfully spacious light and airy dual aspect sitting room offering views to the front and rear aspects, feature log burner on a tiled hearth, t.v. and telephone points with underfloor heating and uPVC double glazed French doors leading out onto the stunning rear garden.

### Kitchen/Breakfast Room

19'0" x 12'10"

A Stunning white suite comprising of a wide range of granite worktops with a built in one and a half bowl stainless steel sink unit with mixer tap with a wide range of cupboards

and drawers under and built in dishwasher, tall standing pull out larder cupboard with integrated fridge/freezer and Siemens double oven with storage cupboard over. Further range of eyelevel cupboards with built in cooker hood over, five ring electric induction hob with white glass splash back and matching upturn to compliment. The kitchen offers underfloor heated tiled flooring and inset spotlighting with space for a breakfast bar that is ideal for two breakfast stalls and further seating area to enjoy looking out onto the garden with uPVC French doors and window leading out onto the wonderfully landscaped rear garden.

### Dining Room

11'7" x 9'5"

A spacious room offering underfloor heating and t.v. point with uPVC double glazed windows to front aspect overlooking landscaped front garden.

### Utility Room

8'8" x 5'1"

An excellent addition offering a square edge worktop with matching upturn a stainless steel single sink unit with mixer tap and white glass

splash back with storage cupboard under, space and plumbing for washing machine and under counter fridge or freezer with pull-out towel rail, matching eyelevel cupboard housing a wall mounted baxi boiler, tiled under floor heating with uPVC double glazed window to side aspect and extractor fan.

### Cloakroom

8'8" x 4'4"

A white suite comprising of a floating low-level w.c. with hidden cistern and matching wash hand basin with mixer tap on a vanity storage unit, part tiled walls with extractor fan and underfloor heating with obscure uPVC double glazed window to side aspect.

### First Floor Landing

17'11" x 10'5"

The first floor is a spacious landing space with airing cupboard, uPVC double glazed window to front aspect, loft hatch leading to attic space, radiator and doors leading to.

### Bedroom One

13'3" x 11'3" maximum

A spacious double bedroom offering a double door built in wardrobe,



radiator and uPVC double glazed window to front aspect offering wonderful countryside views in the distant and door leading to

## Ensuite Shower Room

8'0" x 5'3"

A white suite comprising of a tiled enclosed double walk in shower cubicle with glass screen and mains shower with a separate rain shower head over and inset spotlighting, floating low level WC with concealed cistern and matching wash hand basin with mixer tap set on vanity storage cupboard, shaver point, tiled walls, extractor fan, inset spotlighting and mirror fronted vanity storage cupboard with a heated radiator towel rail and tiled flooring.

## Bedroom Two

17'2" x 8'7"

A large double bedroom offering a built in two door double wardrobe with radiator and uPVC double glazed window to rear aspect

## Bedroom Three

11'7" x 9'5"

A double bedroom fitted with a radiator and uPVC double glazed window to front aspect offering wonderful views in the distant towards the countryside

## Bedroom Four

10'5" x 8'9"

A good size bedroom offering a radiator and uPVC double glazed windows to rear aspect overlooking the landscaped garden.

## Family Bathroom

8'7" x 8'1"

A stunning luxury suite making it a focal point to the first floor comprising of a freestanding bath with mixer tap over and separate shower hose attachment, floating low level w.c. with concealed cistern and matching wash hand basin with mixer tap on a vanity storage cupboard, shaver point, tile enclosed shower cubicle with glass screen doors and

mains shower with inset spotlighting over, extractor fan, fully tiled walls with tiled flooring providing a heated towel rail radiator and obscure uPVC double glazed window to rear aspect.

## Double Garage

17'6" x 18'0"

A wonderful addition previously used as the show room office for the development that has been fitted out and could quite easily be used as an office if required, offering uPVC double glazed window to the side aspect, electric up and over door with loft hatch leading to attic space that is boarded, inset spotlighting, providing plenty of space for a large saloon car if required with workshop space and consumer unit.

## Front Garden

To the front the garden continues in a landscaped manner offering a wide range of flowers and shrubs with block paved drive providing off-road parking for numerous vehicles leading to the double garage and entrance door.

## Rear Garden

To the rear the south west facing rear garden is an award winning Tiverton in Bloom 2021 garden, measuring approximately 37ft in depth and has been completely landscaped and levelled with tiers to provide multiple seating areas and stunning focal points enclosed with a wide range of flowers, shrubs and trees with side gate leading to the front.

## Services

Mains electric, gas, water and drainage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

[what3words](https://www.what3words.com)

[tools.list.dragon](https://www.dragonlist.com)

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>91</b>	<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(81-91) <b>B</b>	<b>83</b>		(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



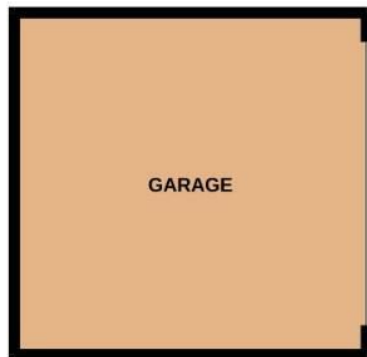
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1813 sq.ft. (168.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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