



1 Aubyns Wood Close, Tiverton, EX16 5BG

Council Tax: F      Freehold

Asking Price £585,000

Diamond Estate Agents are delighted to offer for sale this substantial FOUR bedroomed executive family home built by Heritage Homes to the Brodsworth design and situated on an exclusive development set within a beautiful country estate in the Ashley area of The Exe Valley.

This superbly proportioned home has proved a popular choice for families time and time again with flexible living space comprising a large entrance hall, inviting sitting room with feature modern style wood burning stove, double doors to the dining room and to the rear patio, spacious kitchen/breakfast room with integrated appliances, utility room, study room and under floor heating to the ground floor, naturally light and airy galleried landing, built in wardrobes to two of the double bedrooms, ensuite shower room to bedroom one and a delightful family bathroom/shower room.

Outside, the impressive grounds stand on a large corner plot with a drive offering off road parking for FOUR cars leading to the double width garage to the front and a private rear garden which has been landscaped with a large patio entertaining area and steps leading to the raised lawn with summer house which is perfect for relaxing. The property benefits from gas central heating and uPVC double glazed windows and doors, owned solar panels to heat the hot water which makes this property an economical dream! Ashley is a highly desirable location that offers easy access to Tiverton Town, Exeter City or even London via Parkway mainline station.

Aubyns Wood Close is situated within 1 mile of the town centre of Tiverton, which is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour via the M5.

- Spacious executive style family home
- Sociable kitchen/ breakfast room
- Lounge and separate dining room
- Office and Burglar Alarm
- Landscaped private rear garden
- FOUR double bedrooms with bedroom one ensuite
- Underfloor heating to ground floor accommodation
- Summer house with internet connection
- Double width garage plus driveway for four cars
- Easy access to local amenities



## Entrance Hallway

Upon entering the property via the large wooden door with glazed side panels, you are greeted into the naturally bright and airy hallway with stairs to the first floor galleried landing, underfloor heating controls, telephone point and wooden doors leading to ground floor accommodation.

## Dining Room

This naturally light room benefits from a large window to the front elevation. There is plenty of room for a good sized table as well as for storage. Double Oak doors opening in to the Lounge.

## Lounge

This spacious room is the ideal place to unwind with the double doors with matching side panel windows leading out to the landscaped patio area. There are both television and telephone points, a fireplace with modern inset wood burning stove which is perfect to light and cosy up to in the Winter months.

## Kitchen/Breakfast Room

This sociable room is perfect for entertaining and watching the cook in action

from the breakfast bar or for taking the entertainment outside with double doors leading out to the rear patio area and window looking into the rear garden. This stylish modern space is very well planned and comprises range of base cupboards and drawers with worktop over, integrated appliances including double electric oven, induction hob, dishwasher, fridge/freezer, pantry style cupboards with drawers and television point. Archway leading through to utility area.

## Utility

This useful area has a door leading to side elevation out to the driveway making it handy for the shopping. Spaces for tumble dryer and washing machine. Base cupboard with worktop over and single drainer sink with mixer tap. Matching wall mounted cupboards. Large storage cupboard.

## Cloakroom

A modern white suite comprising hidden cistern WC, wall mounted wash basin with mixer tap, tiled flooring and splashbacks as well as an extractor fan

## Office

With plenty of naturally light, this is the ideal home office with a window to the front.

## First Floor Landing

Galleried landing with loft hatch, radiator, airing cupboard housing the hot water tank, window to the front elevation and doors to Bedrooms and Family Bathroom

## Bedroom One

Bedroom with window to the rear elevation overlooking rear garden, radiator, television and telephone points, built-in wardrobe with hanging rail and shelving. Door into

## Ensuite

This lovely oasis benefits from an obscure glazed window to the side elevation. A modern white suite comprising large walk in shower with mains thermostatic rain shower with separate shower. Inset WC, wash hand basin, heated towel rail, tiled floor and walls, shaver socket and extractor fan

## Bedroom Two

with window to the front elevation with partial countryside views and radiator

## Bedroom Three

with window to the front elevation, built-in wardrobe with hanging rail and shelving and a radiator



## Bedroom Four

Currently used as an office. Window to the rear elevation overlooking the rear garden, radiator, telephone and television points.

## Family Bathroom

A spacious family bathroom comprising a free standing bath with mixer tap and shower attachment, double shower cubicle with mains shower, hidden cistern low level WC, pedestal wash hand basin with mixer tap, shaver point, heated towel rail, tiled flooring with matching wall tiles, extractor fan, inset spotlighting and obscure uPVC double glazed window to rear aspect.

## Outside

With many outdoor power sockets, this beautiful garden has a large rear patio area along the rear of the property and is a great area to sit in total privacy enjoying the afternoon and evening sunshine with a path leading along to the rear of the garage and to further paved area with potting shed and gate given access to driveway. Steps lead up to the upper level area where the garden has been landscaped creating a further large patio area leading to summer house which could be also be used as a home office with power lighting and internet. A further pergola seating area to enjoy the morning sunshine and steps back to the main patio area with the remainder of the garden being laid lawn with a selection of flowerbeds housing a perfusion of plants and shrubs. The garden is enclosed by a brick wall and fencing and features waterfall LED backlighting.

## Double Garage

With electric roller door, power and lighting. There is a wall mounted gas boiler and storage to the eaves.

## what3words

///entry.lights.frozen

## Services

Mains electric, gas, water and sewerage.

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>

## 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	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B		81	
(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	

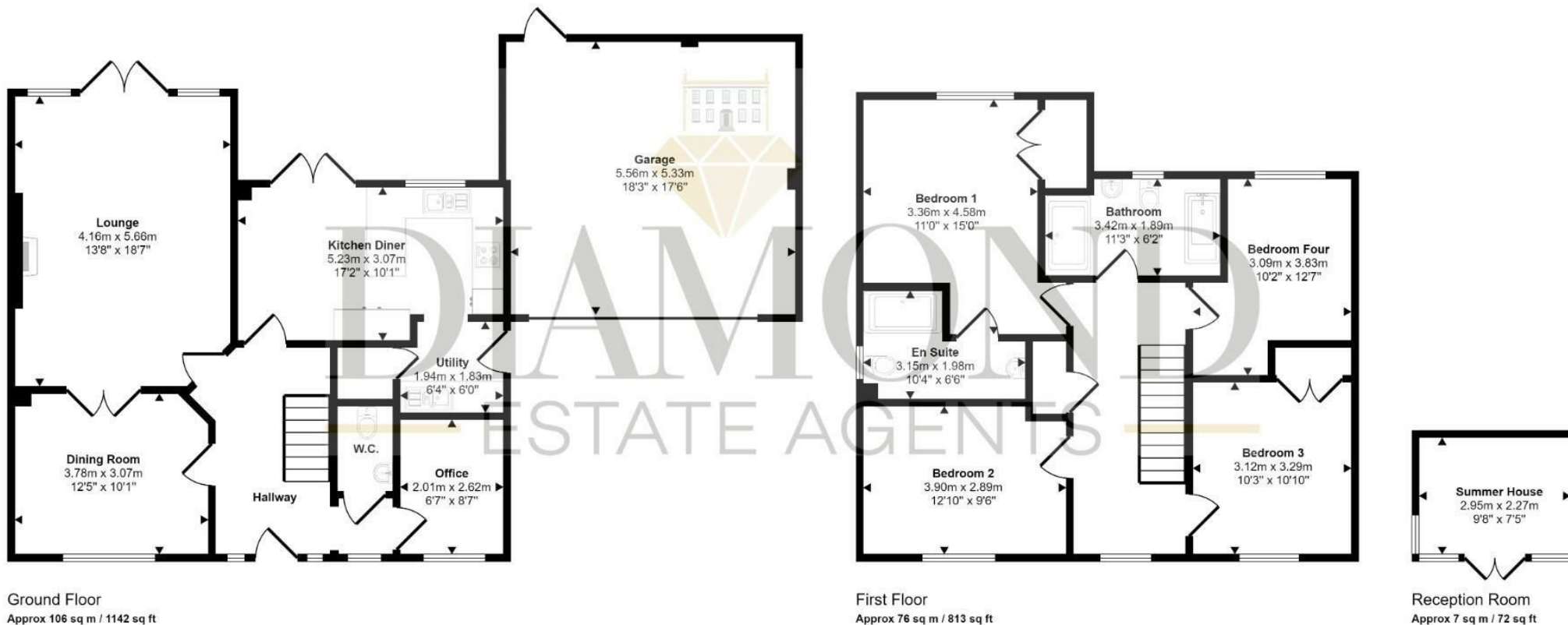
Environmental Impact (CO <sub>2</sub> ) Rating		Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		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.



Approx Gross Internal Area  
188 sq m / 2027 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.