



10 Aubyns Wood Rise, Tiverton, EX16 5DG

Asking Price £475,000

Council Tax Band: E Freehold

Diamond Estate Agents are delighted to offer for sale this substantial THREE double bedroom executive family home. built by Heritage Homes. Situated in an elevated position on an exclusive development in the Ashley area of Exe Valley, enjoying far reaching countryside views in the distance.

Pleasantly tucked away off the entrance road into the highly desirable residential development, where each property offers an element of individualism. This family home is presented to showroom standard by the current vendors' tasteful choice of furnishings.

The spacious accommodation comprises a wide entrance door leading into the entrance hall with a ground floor cloakroom. A door leads into the stunning lounge area, which is spacious, light and airy with French doors to the garden. Feature contemporary log burner. Open plan through to the dining area, leading through into the modern fitted kitchen with built-in appliances, including fridge, freezer, washing machine, induction hob and double oven and French doors to the garden.

The first floor landing is central, offering easy access to all three double bedrooms which provide built in wardrobes to one and two complimented with an ensuite shower room to bedroom one. The eye catching family bathroom/shower room further adds an element of luxury, featuring a free standing bath and separate shower cubicle.

Outside, the unoverlooked landscaped rear garden is maintained to a high standard with a large area laid to lawn, with further patio ideal for al-fresco dining and entertaining. A pathway leads to the garage side door and side gate to the front of the property providing space for off road parking on the block paved drive leading to the garage electric entrance door, accessed via a shared entrance with the immediate neighbours.

Tiverton is well known for the world renowned Blundell's school and being within easy reach of Exeter City Airport and Parkway mainline station serving Paddington London and M5 motorway nearby.



Canopy Entrance Porch

Entrance Hall

Leading with a large entrance door and doors leading to.

Cloakroom

A white suite comprising of a hidden cistern w.c. and wash hand basin with mixer tap with a frosted uPVC double glazed window to side aspect and tiled flooring with under floor heating.

Sitting Room

A light and airy welcoming room complimented with high quality furnishings with a feature log burner and uPVC french doors leading out to the stunning rear garden with window to rear and front aspect, stairs to first floor landing with storage cupboard under and under floor heating leading to.

Dining Room

Flowing through from the dining area with two large uPVC double glazed windows to front and side aspect providing far reaching countryside views in the distant with tiled flooring offering under floor heating opening through to.

Kitchen/Breakfast Room

A stunning modern fitted

kitchen comprising of granite worktops with matching upturn and a one and half bowl sink unit with mixer tap over with a wide range of cupboards and drawers under with matching eye level cupboards offering a wide range of integrated appliances including a fridge/freezer, washing machine, dishwasher, double oven, five ring electric hob with glass splash back and pull out extractor fan over, inset spotlighting and tiled flooring with under floor heating finished with a uPVC double glazed window to side aspect and french doors leading out to the rear garden.

First Floor Landing

A light and airy landing space with spindle balustrade stairwell, large double door storage cupboard, loft hatch leading to attic space and doors leading to.

Bedroom One

A delightfully light and airy room with built in wardrobes, radiator, uPVC double glazed window to rear aspect and door leading to.

En-Suite Shower Room

An excellent addition

offering a tile enclosed double walk-in shower cubicle with glass screen door, hidden cistern floating low level w.c. and vanity storage cupboard with wash hand basin and mixer tap over, tiled flooring and walls, chrome heated towel rail and frosted uPVC double glazed window to rear aspect.

Bedroom Two

A delightfully light and airy room with built in wardrobes, radiator and uPVC double glazed window to rear aspect.

Bedroom Three

A delightfully light and airy room with built in wardrobes, radiator and uPVC double glazed window to front and side aspect offering far reaching countryside views.

Family Bathroom/Shower Room

A real eye catching show room family bathroom offering a deep freestanding bath with mixer taps and shower hose attachment, tile enclosed double shower cubicle with glass screen door, hidden cistern floating low level w.c. and vanity storage cupboard with wash hand basin and mixer tap over, tiled flooring and walls, chrome heated towel rail and



frosted uPVC double glazed window to side aspect.

Rear Garden

A landscaped rear garden offering a large patio pathway opening to a larger area ideal for al-fresco dining and entertaining with sleeper enclosed wall providing steps up to a large area laid to lawn with a wide range of flowers and shrubs enclosed with timber fence boundaries and brick wall with doorway leading to the garage and side gate leading to the block paved drive.

Garage

A large garage with an electric up and over entrance door with side door leading to the rear garden providing light and power.

Front Garden

A shared sweeping block paved drive off the main entrance road leading up to the property providing access to the property and immediate neighbors with shared liability for maintenance offering a garden area laid with a range of shrubs and plants with steps and boundary wall leading up to the entrance door and canopy porch fitted with wrought iron railings.

what3words

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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>

Property Information

Diamond Estate Agents understand that Heritage Homes (the developer) are in the process of handing over the maintenance on the development to a newly appointed residents committee who will then be responsible for the maintenance and upkeep of the grounds with a liability of approximately £140 per annum (to be confirmed) for each household leading up to each entrance drive. We are informed by the seller that they paid £70 eighteen months ago and haven't been invoiced since.

Please also note that the property is accessed via a block paved drive which is shared with three immediate neighbours who share liability for maintenance with a 30% share to each property.

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).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	82		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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GARAGE
19'2" x 9'1"
5.84m x 2.78m

GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

