



11 Aubyns Wood Avenue, Tiverton, EX16 5DE

Asking Price £475,000

Council Tax: E Freehold

Diamond Estate Agents are delighted to present this beautifully appointed three bedroomed detached home, built by the reputable Heritage Homes and located in the exclusive Aubyns Wood development. Just a mile from Tiverton's town centre and backing directly onto enchanting natural woodland, this stylish residence offers the perfect blend of modern luxury and peaceful surroundings.

The property opens to a bright hallway with tiled flooring and underfloor heating throughout the ground floor. A spacious open plan living and dining area features a wood effect gas stove and a full height window framing woodland views. The modern kitchen boasts integrated appliances, sleek cabinetry and French doors leading to a private garden patio.

Upstairs, all three bedrooms are generously sized doubles. The main bedroom includes a built in wardrobe and a luxurious ensuite with a large walk in rainfall shower. The family bathroom offers a freestanding bath, separate shower and contemporary fittings.

Outside, the landscaped rear garden features a level lawn, patio for entertaining and direct gated access to a private small natural woodland area – ideal for families and nature lovers. The space is securely enclosed, offering a tranquil retreat right on your doorstep.

Located just minutes from Tiverton's amenities and close to the M5 and Tiverton Parkway for commuting to Exeter, Taunton, or London this exceptional home offers space, style and a rare connection to nature.

- Three Double Bedrooms
- Open Plan Living
- Private Rear Garden & Patio
- Driveway Parking for FOUR Cars plus Garage
- Build completed in December 2018 with the remainder of NHBC
- Ensuite & Family Bathroom
- Underfloor Heating (Ground Floor)
- Direct access to the properties private woodland
- Excellent Road & Rail Links Nearby
- No Management Charges



Diamond Estate Agents are proud to present this beautifully appointed three double bedroomed executive residence, built by the reputable Heritage Homes, situated within the highly sought after and exclusive Aubyns Wood Avenue. Nestled on the fringes of enchanting natural woodland and just a mile from Tiverton's thriving town centre, this contemporary family home combines modern luxury with a serene countryside backdrop.

Upon entering the property, you are welcomed into a bright and spacious Entrance Hallway where sleek tiled flooring flows seamlessly throughout the ground floor which is further enhanced by underfloor heating for year round comfort. From here, doors lead to the principal living areas and a stylish Cloakroom, featuring a modern white suite comprising a concealed cistern WC and wall mounted wash basin with tiled splashback, extractor fan and side aspect window.

The heart of the home is the stunning open plan Living and Dining area, designed with family living and entertaining in mind. The Lounge is bathed in natural light from a front facing window overlooking the green open space of Howden Court Gardens and centres around a charming wood

effect gas stove – an inviting focal point. Stairs rise to the first floor, flanked by a striking full height feature window framing views of the woodland beyond.

To the rear, the Kitchen dining area offers an elegant and functional space with French doors opening directly to the rear patio and gardens. A window above the sink provides further views over the lawn and mature woodland. The kitchen is fitted with a premium range of base cupboards and drawers along with matching wall cupboards with under cabinet lighting. High specification 'Siemens' integrated appliances include a fridge freezer, dishwasher, induction hob, electric double ovens and grill, extractor hood and a 1 and a quarter stainless steel sink with mixer tap over. A large understairs cupboard provides additional storage space.

Upstairs, the spacious landing features a side aspect window with leafy views and also provides access to the loft. There is an airing cupboard, radiator and doors to all three bedrooms.

The Main Bedroom enjoys a front aspect outlook and benefits from a built in double wardrobe with sliding doors, media point and a stylish ensuite shower room, complete with a large, low step

walk in shower with rainfall and handheld shower heads, concealed cistern WC, wall mounted basin, tiled splashbacks, tiled flooring, heated towel rail, shaver point, extractor fan and inset spotlights.

Bedroom Two is a well proportioned double, overlooking the rear garden and woodland beyond. Radiator and features a built in double wardrobe.

Bedroom Three is also a comfortable double with rear facing views, radiator and media point.

The Family Bathroom boasts a luxurious white suite with a large freestanding bath tub and separate thermostatic shower cubicle, concealed cistern WC, wall mounted basin, shaver point, towel radiator and dual aspect glazed windows.

Exterior & Gardens

Set within a generous plot, the rear garden is a true oasis – thoughtfully landscaped and offering a high degree of privacy. A paved patio, accessed directly from the Kitchen and is perfect for alfresco dining, while a level lawn wraps around the property, framed by mature shrubs and wooden fencing.



A unique highlight of this property is its direct access to a private area of natural woodland, providing a peaceful and secluded extension of the garden. A gated pathway meanders beneath a canopy of mature trees, offering a picturesque retreat ideal for relaxing strolls, play or simply enjoying the sounds of nature. The area is securely fenced, making it safe for both children and pets.

Location

Aubyns Wood Avenue is located within one mile of Tiverton's town centre, a thriving and rapidly developing market town offering a wide range of amenities including schools, shops, leisure facilities and healthcare services. The property is perfectly positioned for commuting, just six miles from Junction 27 of the M5 motorway, providing swift access to Exeter and Taunton. Tiverton Parkway railway station offers regular services to London Paddington in under two hours, while Exeter Airport is reachable within approximately 40 minutes by car.

This exceptional family home offers a rare blend of stylish modern living, natural beauty and superb convenience - early viewing is highly recommended.

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

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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.





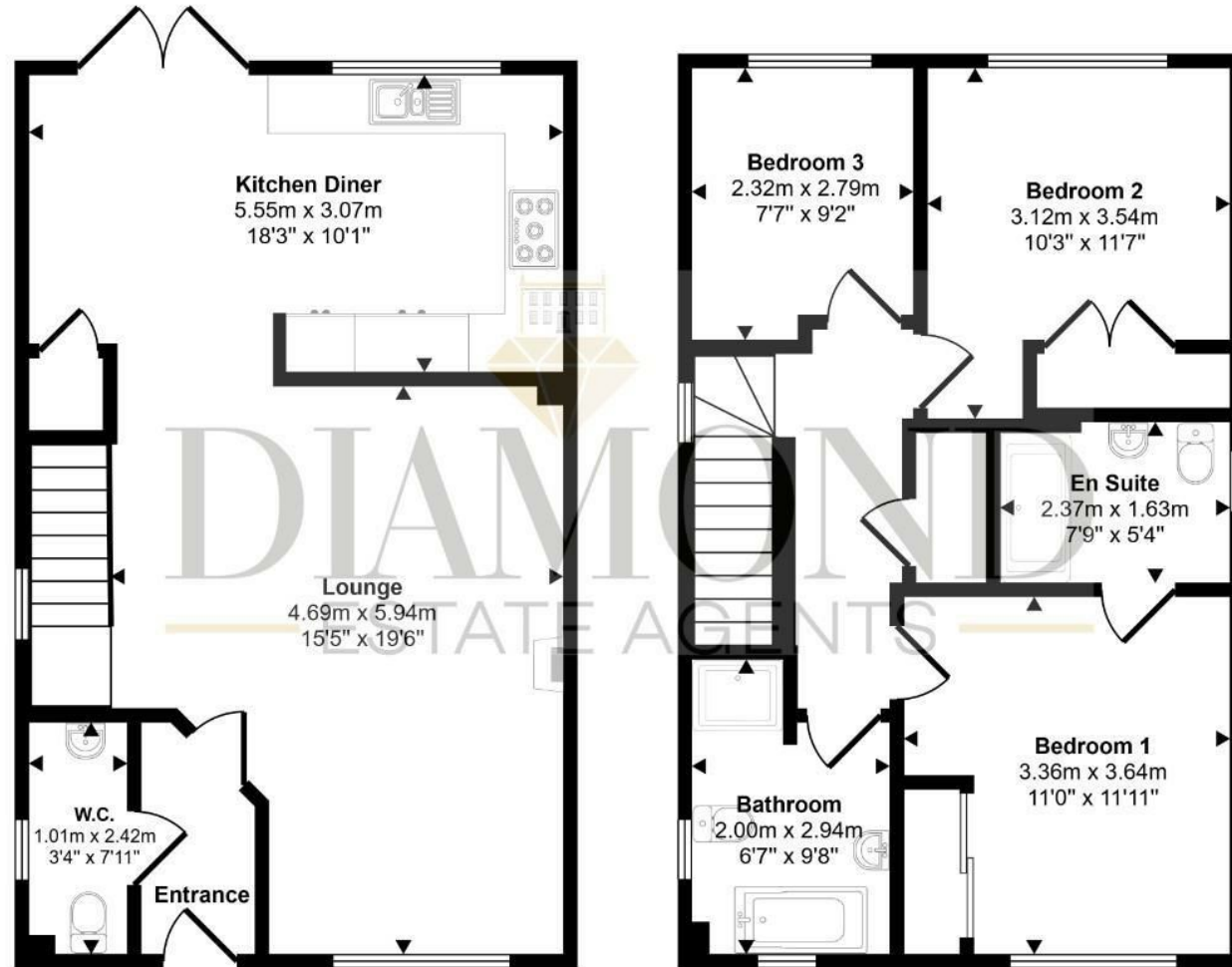
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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.



Approx Gross Internal Area
101 sq m / 1087 sq ft



Ground Floor
Approx 51 sq m / 544 sq ft

First Floor
Approx 50 sq m / 543 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.