



10 Aubyns Wood Rise, Tiverton
Offers in Region of £465,000

10 Aubyns Wood Rise

Tiverton, EX16 5DG

What3words:///forum.marked.crowd

Elegant 3-bed executive home by Heritage Homes, on an exclusive Exe Valley development. Stunning views, modern kitchen, luxurious bathrooms, landscaped garden, garage and parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- THREE double bedrooms with main ensuite
- Garage with electric door
- Stunning views
- Sociable Kitchen/Diner
- Underfloor heating to ground floor
- Spacious executive style family home
- Enclosed private rear garden



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.

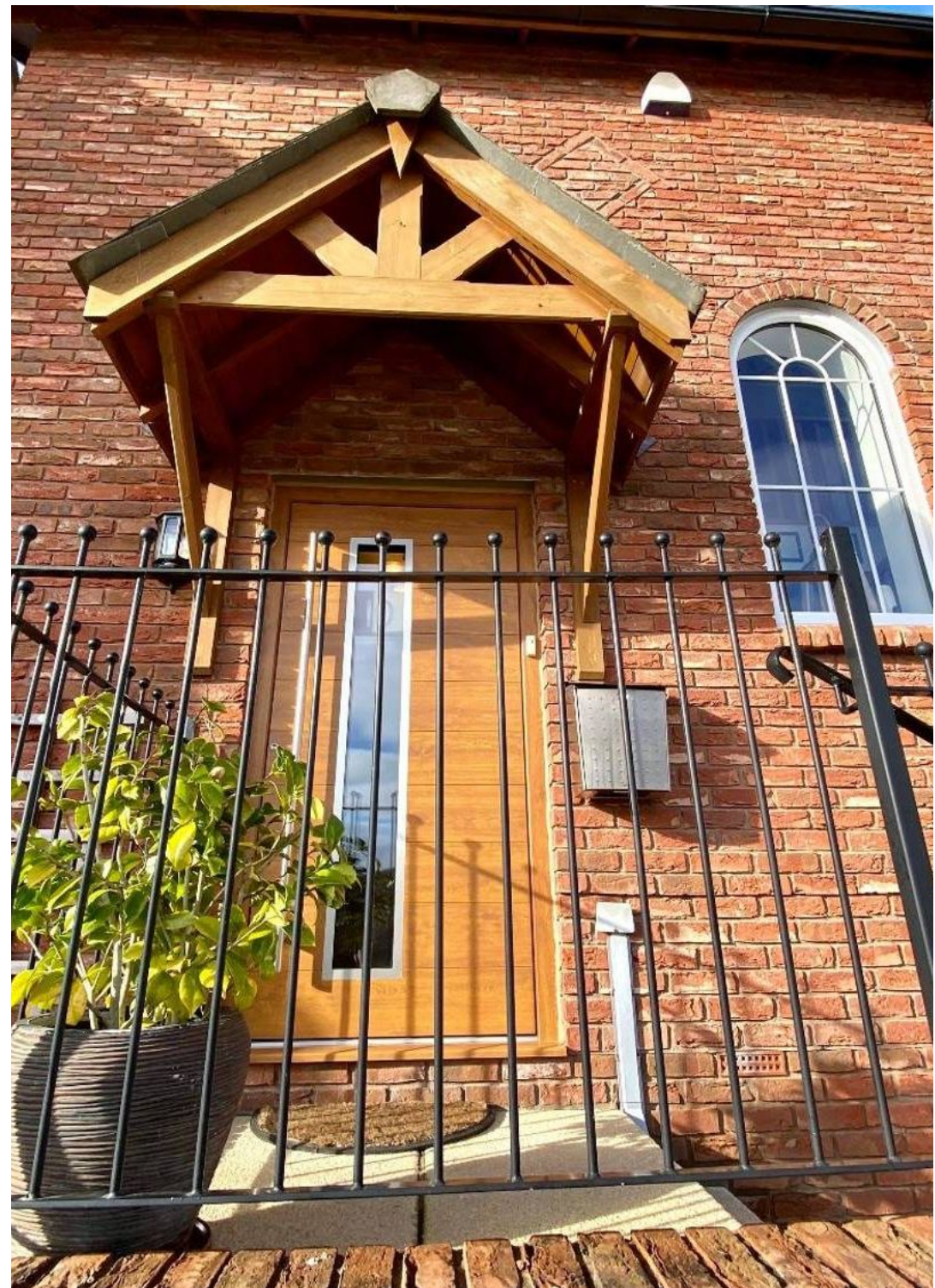
The first floor landing is central, offering easy access to all three double bedrooms which provide built in wardrobes to one and two complimented with an en-suite shower room to bedroom one. The eye catching family bathroom/shower room further adds an element of luxury, featuring a free standing bath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

To find the property using what3words///forum.marked.crowd

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>

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





TOTAL FLOOR AREA : 1304 sq.ft. (121.1 sq.m.) approx.

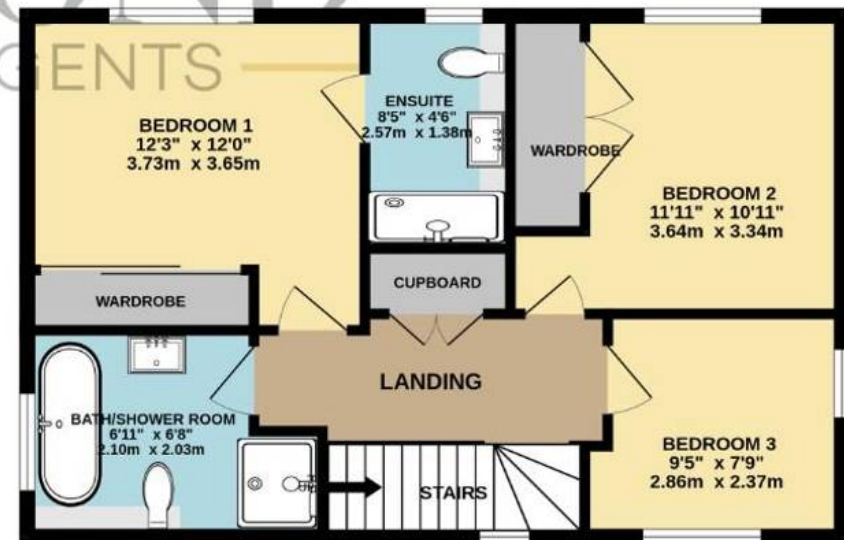
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



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.

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Diamond Estate Agents

13 Fore Street,
Tiverton,
EX16 6LN

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.