

Asking Price £460,000



## 11 Aubyns Wood Avenue, Tiverton, Devon, EX16 5DE

- No Onward Chain
- Zoned underfloor heating
- High quality fixtures throughout
- Garage with loft storage
- Small area of private woodland
- Highly regarded Heritage Homes build
- Wood effect gas stove
- 3 double bedrooms and 2 bathrooms
- 4 parking spaces - 2 in front of the garage
- No management charges on this property

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 11 Aubyns Wood Avenue, Devon EX16 5DE

A superbly presented modern three-bedroom detached house set in this exclusive development on the outskirts of Tiverton, within the Exe Valley. Small private woodland and additional parking.



Council Tax Band: E



Situated within what is widely regarded as Tiverton's finest modern development, 11 Aubyns Wood Avenue represents an exceptional standard of design and construction. Built by the multi-award-winning Heritage Homes, this beautiful detached three-bedroom home showcases an uncompromising focus on quality, architectural detail, and energy efficiency. The Aubyns Wood development is defined not just by its construction, but by the immediately apparent pride of ownership held by its residents - resulting in beautifully maintained surroundings, a peaceful atmosphere, and an address that stands out as the benchmark for modern developments in the Exe Valley.

The ground floor layout is structured rather than completely open-plan, yet it maintains an open flow between defined spaces, all heated via a zoned underfloor system that keeps the walls entirely free of radiators. Positioned at the front of the house is the sitting room, centred around a wood-effect gas stove. To the rear, the kitchen dining room features double doors opening directly to the garden. The kitchen itself is fitted with an array of handleless gloss units providing extensive storage, balanced by composite worktops and integrated appliances. A downstairs WC is located off the main entrance hallway.

Upstairs, the accommodation is arranged to make the most of the footprint. The principal double bedroom is positioned at the front of the property and includes built-in wardrobes and a fully tiled en-suite shower room. This en-suite is fitted with a dual-head shower arrangement—comprising both an overhead rainfall shower and a traditional mains-controlled handheld shower head—alongside floating sanitaryware. The second double bedroom faces the rear, while the third is

also a double bedroom but would equally suit as a home office. These rooms are served by a central, fully tiled family bathroom. This main bathroom is a notably bright space benefiting from two windows, and it is configured with a separate shower cubicle and a double-ended bath with a mid-flow tap arrangement.

Outside, the position of the property within the development affords a high degree of privacy. The main garden area is bounded by timber fencing and is laid to a level lawn with a paved patio directly outside the double doors. Beyond this, the property features a hidden asset: the owner secured an additional portion of the private woodland, creating a wooded retreat that offers cooling shade during the summer months. A private driveway provides plenty of off-road parking and leads to a single garage, which features a useful loft storage area and is equipped with power and lighting. There is also additional parking at the other side of the front lawn for a further two vehicles. The property holds an excellent EPC rating of B due to its high-specification insulation and double glazing.

In summary, this property balances premium construction with an intelligent layout, situated in Tiverton's benchmark modern development. The combination of high-specification interiors, an exceptionally private garden with its own wooded retreat, and superb energy efficiency delivers a rare and highly complete package.



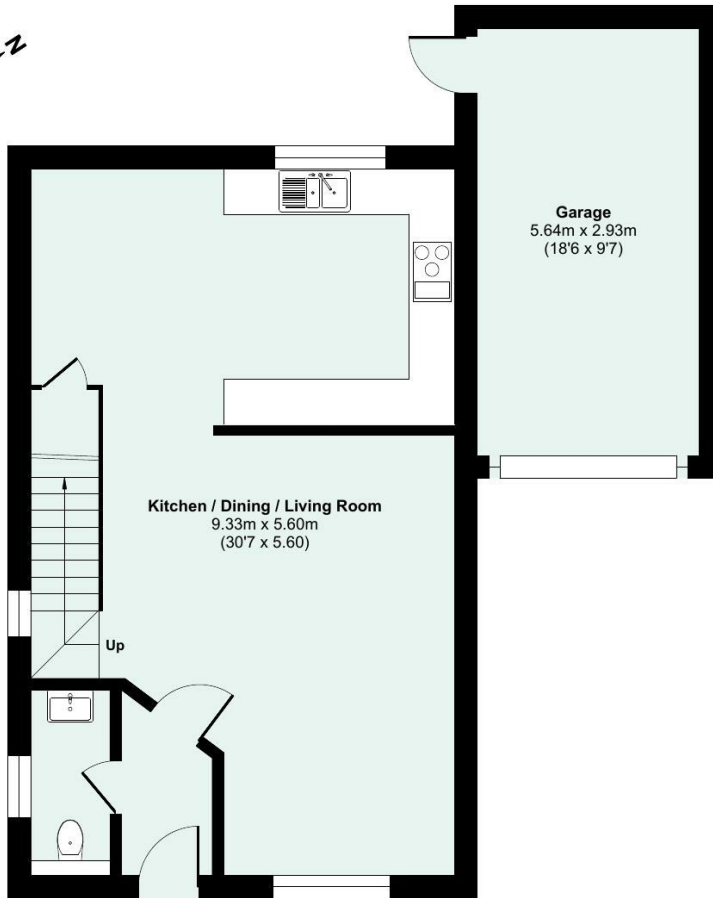
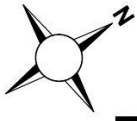
## Directions

What3Words - [///smooth.palace.crest](https://www.what3words.com/#!/smooth.palace.crest)

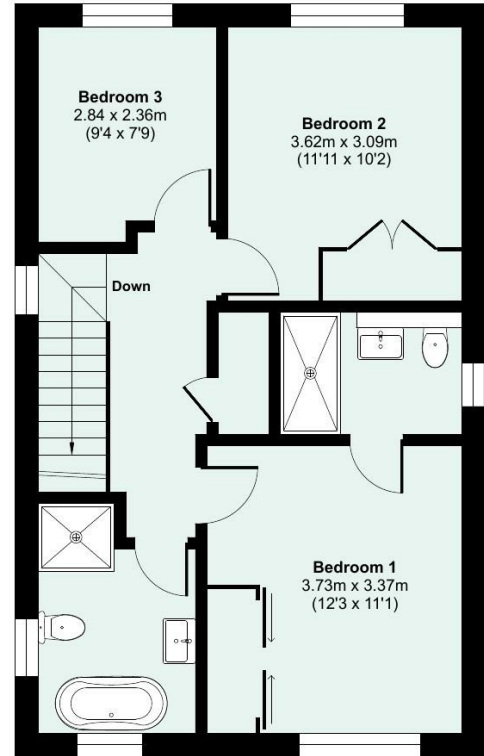
## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

Approximate Area = 1124 sq ft / 104.4 sq m  
Garage = 178 sq ft / 16.5 sq m  
Total = 1302 sq ft / 120.9 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1471287



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