



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



## 10 Aubyns Wood Rise, Tiverton, Devon, EX16 5DG

### Asking Price £460,000

- Beautiful views!
- Prime Exe Valley exclusive estate
- Underfloor heating across the ground floor
- 2 bathrooms
- Garage
- High quality build by Heritage Homes
- Spacious living room with gas fired cast iron stove
- 3 bedrooms
- Garden
- Off road parking

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 10 Aubyns Wood Rise, Devon EX16 5DG

A superbly presented modern three bedroom detached house set in this exclusive development on the outskirts of Tiverton, within the Exe Valley.



Council Tax Band: E



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A well presented three-bedroom detached home, enjoying an elevated position within a small and attractive development in the Ashley area of the Exe Valley.

The property was built by Heritage Homes and forms part of a select group of individual properties, pleasantly tucked away just off the main entrance to the development. From its slightly elevated position the house enjoys a pleasant outlook with distant countryside views.

The accommodation is well proportioned and arranged to suit modern family living. A wide entrance door opens into a welcoming entrance hall with a useful ground floor cloakroom.

The sitting room is light and spacious, featuring a contemporary wood-burning stove and French doors opening onto the rear garden. The room flows naturally into the dining area and kitchen, creating an open and sociable living space.

The kitchen is fitted with a modern range of units and integrated appliances including a fridge, freezer, washing machine, induction hob and double oven. French doors also lead from the kitchen directly onto the garden.

Upstairs, the landing provides access to three bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. Bedroom two also offers comfortable double accommodation, including built-in storage, with bedroom three set up conveniently as an office or hobby room.

The family bathroom is well-appointed with a freestanding bath and separate shower.

Outside, the rear garden has been landscaped and enjoys a good degree of privacy. It is mainly laid to lawn with a patio area providing an ideal space for outdoor dining. A pathway leads to the side gate and garage access.

To the front of the property there is a block paved

driveway providing off-road parking and access to the garage with electric door.

The driveway is approached via a shared entrance serving a small number of neighbouring properties.

The property benefits from mains gas, electricity, water and drainage.

There is an annual service charge for the upkeep of communal areas on the development. The most recent charge, dated 12 March 2025, was £143.72 including VAT.

The property is accessed via a block paved driveway shared with three neighbouring properties who contribute jointly towards its maintenance.

Services:

Mains gas, electric, water, and drainage.

Tenure:

Freehold

Council Tax:

Band E

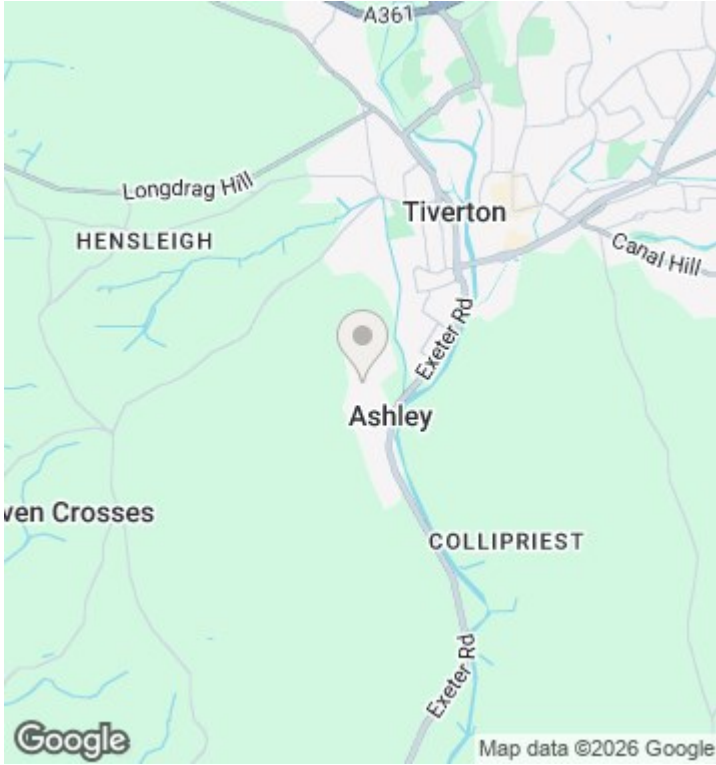
Local Authority

Mid Devon District Council 01884 253500

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## Directions

What3words - bend.candy.proof Google Maps  
- VGV2+F7J Tiverton

## Viewings

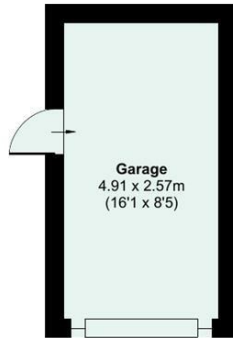
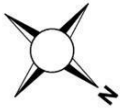
Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

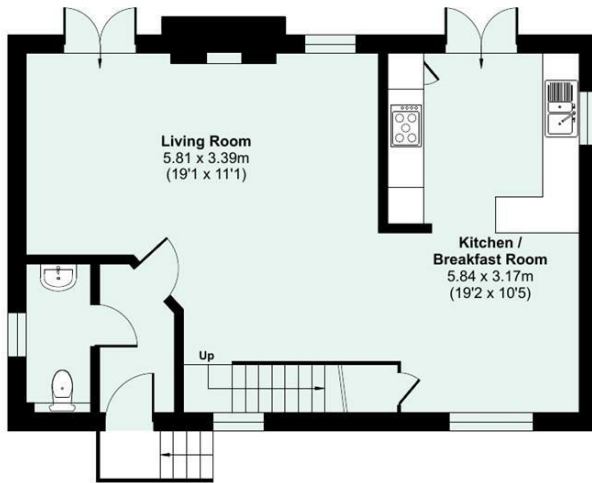
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

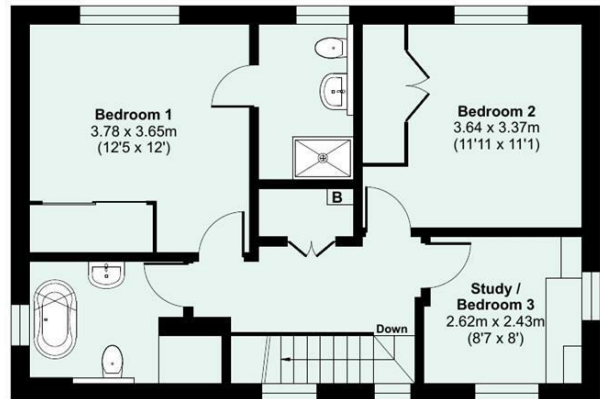
Approximate Area = 1178 sq ft / 109.4 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1314 sq ft / 122 sq m  
For identification only - Not to scale



GARAGE



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: 1430602

