

8, Fore Street, Tiverton, Devon, EX16 6LH



26 Aubyns Wood Rise, Tiverton, EX16 5DG

Asking Price £535,000

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



26 Aubyns Wood Rise, Tiverton, EX16 5DG

An exceptionally well-built four-bedroom detached home in an exclusive Exe Valley development, offering quality accommodation, landscaped gardens, countryside views, garage and parking.



4



2



2

EPC C



-
- **4 spacious double bedrooms**
 - **Underfloor heating on ground floor**
 - **Landscaped low-maintenance garden**
 - **Quiet Cul-De-Sac in an exclusive Exe Valley location**
 - **Modern kitchen with Corian tops**
 - **En-suite in main bedroom**
 - **A garage, and Off-road parking for 2 cars**
 - **Far reaching rural views to front and rear**

Situated within an exclusive development in the Exe Valley on the outskirts of Tiverton, this detached four-bedroom house was built in 2016 by Heritage Homes. The property offers spacious accommodation, and a high standard of fixtures and fittings.

The ground floor benefits from underfloor heating throughout. The sitting room is light and spacious, featuring a contemporary wood burning stove and patio doors opening onto the rear garden, creating a cosy, sociable living space.

The kitchen/breakfast room is a cook's delight, with Corian work surfaces, a breakfast bar, integrated appliances, and matching tiled floor.

The mid height double oven, inset induction hob, and crisp design with modern lighting, set the perfect tone to be a practical and sociable space. Currently, a bistro table and chairs occupy the far end of this kitchen for a more comfortable breakfast in front of the double patio doors, and unspoilt rear view.

The kitchen also provides access to a convenient utility room with plumbing for white goods.

A surprisingly spacious cloakroom with a w/c and hand wash basin is accessed from the hall.

Finally, a good-sized dining room offers a perfect entertaining for family evenings or, would make a comfortable office space.

The first floor comprises four double bedrooms, two with built-in wardrobes. The main bedroom is east facing and has an en-suite shower room. The family bathroom includes a twin-ended bath and a spacious shower.

The front and rear gardens have been landscaped for low maintenance. The rear garden is partly paved and enclosed, looking out over beautiful fields. A driveway

provides off-road parking for one vehicle and leads to the garage, with an additional parking space to the front of the house.

This is an exceptionally well-built home, with quality fixtures and fittings, in a very well-kept development.

Tiverton is a historic market town in Mid Devon, set on the banks of the River Exe and surrounded by rolling countryside. Today, it combines heritage charm with modern amenities, making it a popular choice for families and commuters.

The town offers a wide range of shopping, from national retailers to a strong selection of independent stores. Tiverton is home to the historic Pannier Market, which hosts regular general and farmers' markets, and four distinct retail quarters offering everything from boutique clothing and artisan goods to cafés and traditional pubs.

Education provision is strong, with several well-regarded primary and secondary schools, including Tiverton High School and the independent Blundell's School.

Leisure and recreation options are plentiful.

The Grand Western Canal Country Park provides scenic walking, cycling, and boating opportunities, while local attractions include Tiverton Castle, Knightshayes Court (a National Trust property), and the Tiverton Museum of Mid Devon Life. The town also hosts many annual events.

Transport links are excellent. The A361 North Devon Link Road connects quickly to Junction 27 of the M5, and Tiverton Parkway railway station—around six miles away—offers mainline services to London Paddington in approximately two hours. Regular bus services operate within the town and to surrounding areas.

Services:
Mains electricity, gas, water, and drainage.

Tenure:
Freehold

Management Fees:
In the region of £180 per year.

Council Tax:
Band F

Local Authority:
Mid Devon District Council - 01884 255255



Directions

What3words - shirts.modes.entertainer

Viewings

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

EPC Rating C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





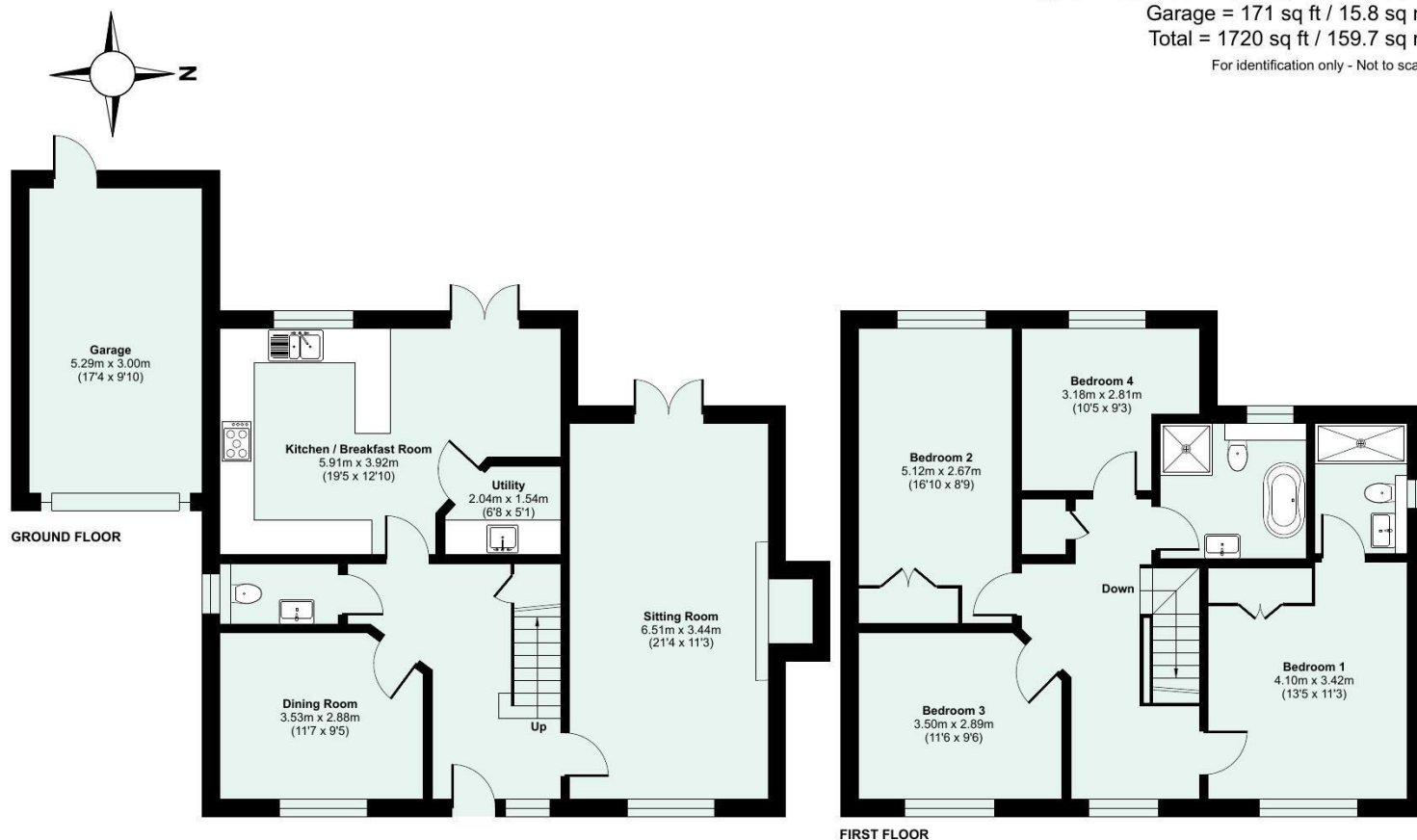
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Approximate Area = 1549 sq ft / 143.9 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1720 sq ft / 159.7 sq m

For identification only - Not to scale



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: 1504020

