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35 Aubyns Wood Rise, Tiverton, EX16 5DG

Price Guide £465,000

A modern DETACHED HOUSE situated in a quiet cul-de-sac of similar properties on the very edge of Tiverton offering spacious and well laid out FOUR BEDROOM AND TWO BATHROOM accommodation including a Cloakroom, a Sitting Room, a modern Kitchen/Dining Room and a separate Utility Room with PARKING, INTEGRAL SINGLE GARAGE and FRONT AND REAR GARDENS with views to the front and rear. OFFERED WITH NO ON GOING CHAIN.

SITUATION

Tiverton is a historic market town set in the heart of Mid Devon blending rural charm with excellent connectivity to the M5 and Tiverton Parkway railway station allowing a fast rail line directly into London. This historic town is steeped in heritage, with the grand 17th-century Tiverton Castle, the Canal and the elegant architecture of Blundell's School offering a glimpse into its storied past. A thriving community, Tiverton boasts a bustling weekly pannier market, independent shops, and a selection of fine eateries and traditional pubs. It also includes supermarkets such as Tesco, Morrison and an M&S, a Leisure Centre with tennis courts, and a golf course. The town also offers excellent educational opportunities, including primary and secondary schools and Petroc college, as well as a useful Community Hospital with Emergency Care Centre. For those seeking a tranquil yet well-connected lifestyle, Tiverton is ideally positioned. The nearby Tiverton Parkway Station provides direct rail services to Exeter, Bristol, and London Paddington (just under 2 hours), making it a superb base for commuters and weekenders alike. The A361 North Devon Link Road offers easy access to the stunning sandy beaches of North Devon, while the M5 motorway connects to Exeter and the wider national motorway network.

DESCRIPTION

35 Aubyns Wood Rise is a most attractive modern detached house situated in a small, exclusive development of individually designed homes at the end of a cul-de-sac, right on the outskirts of Tiverton adjoining open farmland to the rear. The property was built in 2016 and is of modern insulated cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. Internally the light and spacious accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Sitting Room, a well fitted Kitchen/Dining Room with a separate Utility Room, whilst on the First Floor there is a Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom. 35 St Aubyns Wood Rise also benefits from mains gas central heating incorporating underfloor heating on the first floor and radiators on the first floor; as well as a wood burner in the Sitting Room and stylish Kitchen and Bathroom suites. Outside and to the front of the house there is off-road parking for two cars allowing access into the integral Garage, whilst at the rear of the house there is a larger enclosed west facing lawned garden which backs onto open farmland and creates a super feature of the property.

ENTRANCE

From the quiet cul-de-sac, paved steps lead up to the uPVC double glazed Front Door with inset glass light opening into the

ENTRANCE HALL

with doors to the Cloakroom, Sitting Room and Kitchen/Dining Room and stairs leading to the first floor.

CLOAKROOM

with partially tiled walls and matching white suite comprising a low level WC with in below an obscure glazed window to the fronted; wall mounted wash hand basin with stainless steel taps and tiled splash backs. The Cloakroom is finished with a ceramic tiled floor and inset ceiling down lighting.

SITTING ROOM

A good sized dual aspect room with windows to the front and side, recessed fire place housing a cast iron wood burner with tiled hearth, TV point. At one end fully glazed French Doors open into the

KITCHEN/DINING ROOM

A light and spacious room with fully glazed French Doors overlooking and leading out to the garden, window to the rear and range of modern white gloss units at one and including and incorporating a breakfast bar and a one and a half bowl single drainer sink unit with mixer tap set below the window to the rear with integrated dish washer below. At the rear of the Kitchen, there is a built-in eye-level double oven and grill, whilst on one side there is an inset ceramic hob with pull out extractor fan over. The Kitchen also benefits from an integrated fridge freezer, inset ceiling down lighting and ceramic tiled floor. At one end is a Dining Area allowing enough space for a 6/8 seater Dining Room table overlooking the garden, whilst the other end a door opens into the

UTILITY ROOM

fitted with a stainless steel sink unit with mixer tap set into a laminate work surface with matching cupboards below benefitting from space and plumbing for a washing machine, extractor fan, ceramic tiled floor and fully obscure glazed Back Door leading out to the Back Garden

STAIRS AND LANDING

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail to one side lead straight to the First Floor Landing with doors off to all principal rooms, hatch to roof space and walk-in service cupboard.

PRINCIPAL BEDROOM

A large double bedroom with window to front with radiator below, built-in double wardrobe and door to the

EN-SUITE SHOWER ROOM

with fully tiled walls and matching white suite comprising a walk-in double shower cubicle housing

a stainless steel mixer shower with glazed shower screen to one side; a wall mounted wash hand basin with stainless steel taps; and a low level WC. The En-Suite is finished with a chrome ladder towel rail, an extractor fan, shaver point and tiled floor.

BEDROOM 2
A dual aspect double bedroom with radiator and built-in wardrobe.

BEDROOM 3
Another double bedroom with window to the rear and radiator.

BEDROOM 4
Another double bedroom with window to the rear and radiator.

FAMILY BATHROOM
A stylish Bathroom with fully tiled walls and matching white suite comprising an attractive slipper bath with stainless steel taps; a fully tiled shower cubicle housing a stainless steel mixer shower with glazed shower screen to one side; a wall mounted wash hand basin with stainless steel taps; and a low level WC. The Bathroom is finished with an obscure glazed window to the front, a chrome ladder towel rail, an extractor fan, inset ceiling down lighting, a shaver point and a ceramic tiled floor.

OUTSIDE
From Aubyns Wood Rise a brick paved drive allowing parking for two cars allows access into the Integral Single Garage with remote vehicular door, concrete floor, light and power connected, pedestrian door to the Rear Garden and mains gas boiler providing domestic hot water and servicing underfloor heating and radiators. Also at the front of the house there is a lawned front garden whilst at the side of the house, a paved path leads around to the Rear Garden which is partially laid to lawn and interspersed with mature shrubs. The rear garden is of a good size, backing onto open farmland and benefitting from a secluded paved patio creating a lovely Summer Seating and Dining Area.

SERVICES & COUNCIL TAX
Mains electricity, mains water and mains drainage.
Satellite available via Sky.
Broadband speed is Basic 8 Mbps and Superfast 48 Mbps. Mobile Phone coverage by EE, O2 and Vodaphone(info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band F - £3,834.17p.a. for 2026/27

VIEWING & DIRECTIONS
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

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What3words - ///lilac.dries.pace

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(2) In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.
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Floor Plan

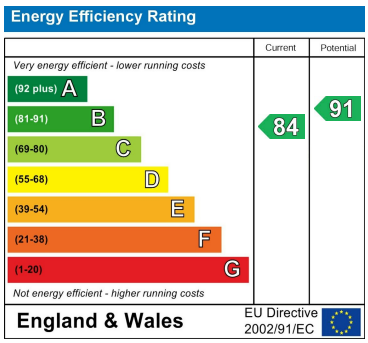




Area Map



Energy Efficiency Graph



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