



16 Aubyns Wood Rise



STAGS

16 Aubyns Wood Rise

Tiverton, EX16 5DG

Tiverton Town Centre 1 Mile | M5 (J27)/ Tiverton Parkway 9.5 Miles |
Exeter 13 Miles | Taunton 22 Miles

An immaculately presented four/five-bedroom home located in the popular area of Aubyns Wood Rise, with off street parking and a detached garage.

- Detached Home
- 3 Reception Rooms
- Quiet Cul-de-Sac Position
- Garage & Off Street Parking
- Council Tax Band F
- 4 Bedrooms
- 2 Bathrooms (En Suite)
- Sought After Development
- Landscaped Garden
- Freehold

Guide Price £500,000

DESCRIPTION

16 Aubyns Wood Rise is a beautifully presented detached home situated in a quiet cul-de-sac within a small and highly desirable development.

The ground floor comprises a generous sitting room with log burner and double doors opening to the garden. Integral with the large kitchen is a conservatory made suitable for year round use and currently used as a dining room. Also downstairs is a study/dining room, cloakroom and utility room.

Upstairs the main bedroom has ensuite shower/wc, there are two further double bedrooms, one single bedroom and modern family bathroom. There is built in storage in three of the bedrooms and further storage in the boarded loft.

Outside there is a very attractive, mainly walled garden with raised lawn, mature plants, and seating area. The property also benefits from a detached garage and further private parking behind double gates.

SERVICES

Mains Electricity, Water, Gas and Drainage. Gas Central Heating with underfloor heating to the ground floor.

Ofcom predicted broadband services – Standard, Superfast & Ultrafast Available.

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone. Internal: O2 (variable).

Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: ///rift.nearly.talent

Google Drop Pin: <https://maps.app.goo.gl/iwJmGuzxczbUyfv8>





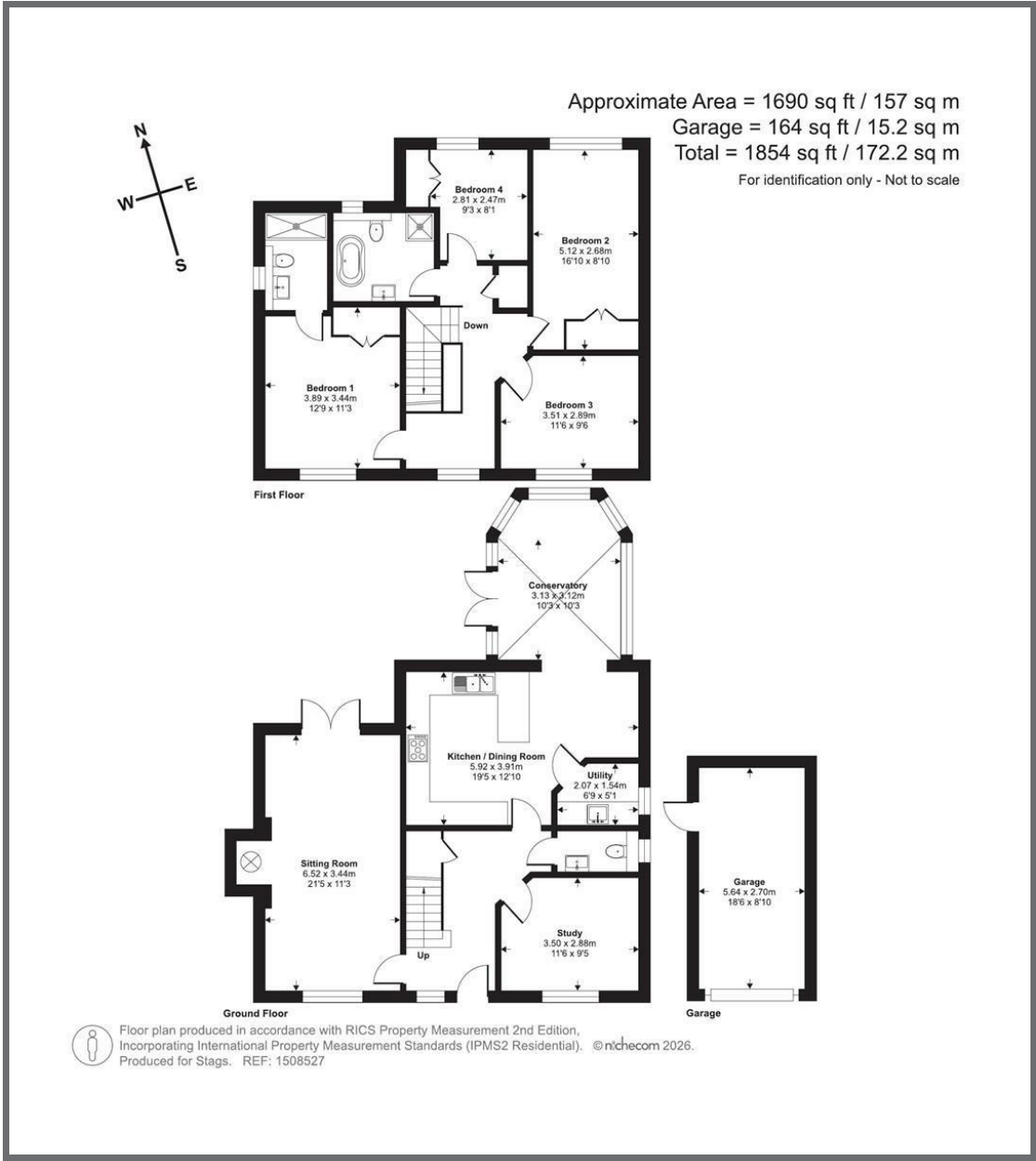
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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