



9 AUBYN'S WOOD AVENUE, EX16 5DE

Winkworth







9 AUBYN'S WOOD AVENUE, TIVERTON

01884 675 675

A stunning four bedroom property located on the outskirts of Tiverton, provides spacious living accommodation, double garage and driveway.

At a glance .....

- Exclusive residential development
- Detached
- Master bedroom with en suite
- Three further double bedrooms
- Double garage
- Large garden
- Private driveway
- Conservatory
- Modern finish throughout
- Spacious accommodation
- Walking distance of the town centre

Location ....

This new development is situated on the edge of Tiverton, with plenty of walks nearby and the River Exe opposite the estate, the Mid Devon country side is on your doorstep.

A bus stop is situated close by with a regular service that runs in to Tiverton town centre and Exeter.

The market town of Tiverton lies close to the dual carriageway which allows easy access to Junction 27 of the M5 Motorway and Tiverton Parkway mainline station with services to London (Paddington 2 hours). The whole area is well known for its outstanding natural beauty with Exmoor National Park to the north and the beaches of the beautiful North Devon coast are only a 40 minute drive.







Two built-in ovens are stacked vertically on the left side of the kitchen. The upper oven is a microwave oven, and the lower oven is a conventional oven. Both are integrated into the white cabinetry.

The main kitchen counter area features white cabinetry and a dark countertop. A sink with a chrome faucet is visible, along with a coffee machine and a toaster. A glass splashback is installed behind the counter.

A central kitchen island with a dark countertop and white base. Two blue upholstered bar stools with chrome bases are positioned at the island. A wooden bread box with the word "BREAD" on it sits on the counter.

A window with a floral patterned blind and a white frame. A small white cabinet is mounted above the window.

A set of glass doors with a white frame, leading to a garden. The doors have a blue floral patterned blind. A blue mat is placed in front of the doors. The garden outside features a wooden fence and lush greenery.











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01884 675 675 | [tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)

**The property:**

You will not want to miss out on this stunning four bedroom detached home, with a very high specification finish throughout. There is ample space over two floors for the perfect family home. This includes two reception rooms, four bedrooms, two bathrooms and a separate study. A double garage is located to the left of the property and a large private garden to the rear.

**Ground floor:**

Upon entering the property via the contemporary oak front door, you walk into a large entrance hall. The ground floor, under floor heating immediately presents a warm and welcoming feel to the property. To your left there is a downstairs WC and entrance to the second reception room, this would make a great sized office or play room. The spacious sitting room to your right has ample room for large living room furniture. The oak double doors lead into the dining room and there is a large log burner centrally placed as the focal point in the room. A large window provides fantastic views of the wooded area on the drive up to the property. The kitchen provides a great space to cook and entertain friends and family, double french doors lead out onto the garden and a single door leading to the dining room. The generous sized conservatory overlooks the garden and woodland to the side of the property.

**First floor:**

The high standard continues to the first floor. Bedroom One is a very large and bright double bedroom, this room benefits for generous built in storage and adjoining fully tiled en-suite with walk in shower, WC & hand basin. Bedrooms Two & three are generous sized double rooms, both with built in storage. Bedroom Four is another good sized double bedroom with space for freestanding storage and a window facing the rear aspect of the property. The family bathroom is light and spacious. It has a large walk in shower, freestanding bath and tiled throughout.

**Outside:**

The extensive gardens run around the perimeter of the house, with the rear garden being tiered, this offers multiple options and is currently graveled with flower beds. A patio walk way leads around the house to the front of the property to the double garage, which benefits from an electric door and AC power.

**Council tax band: F**

**Services:**

**Mains electricity, gas, water and drainage**







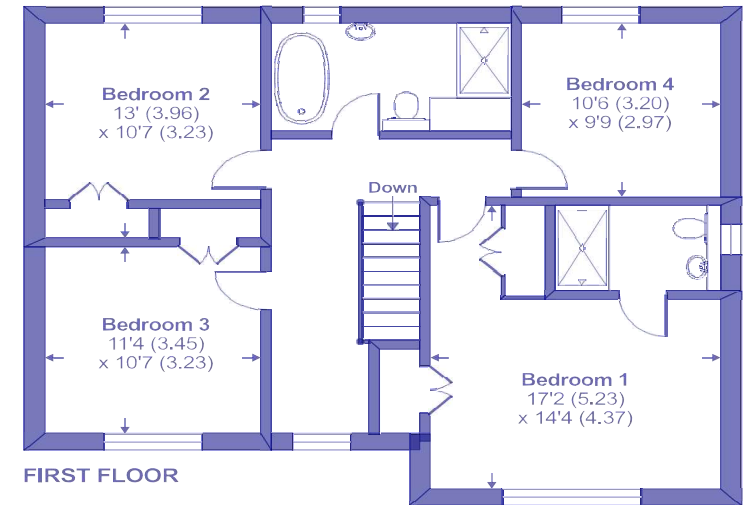
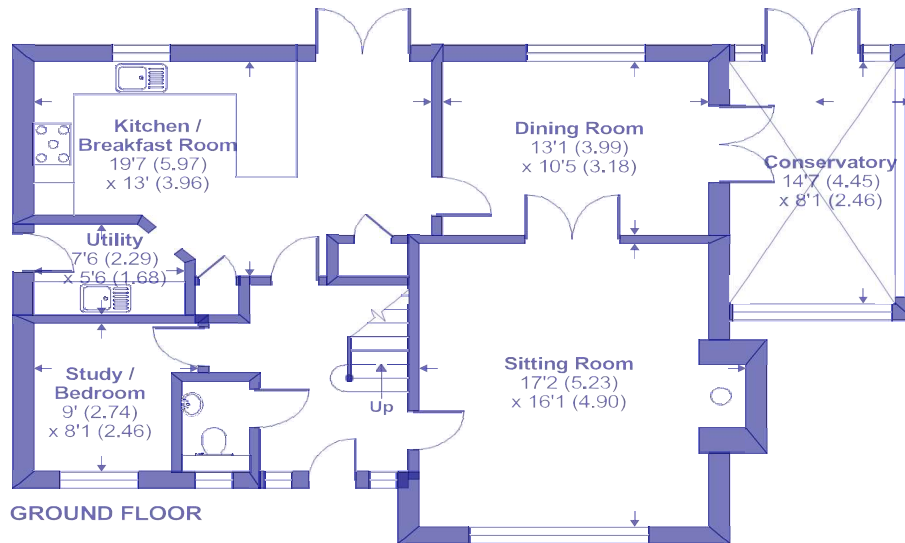
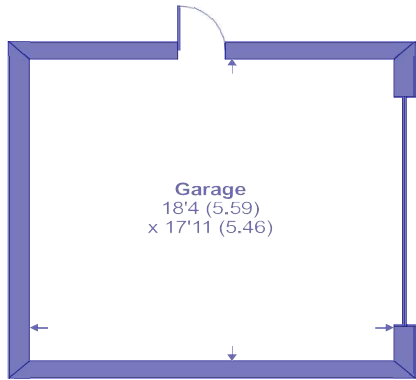
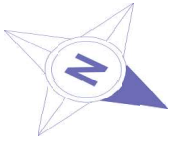
# Aubyns Wood Avenue, Tiverton, EX16

Approximate Area = 1892 sq ft / 175.7 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 2222 sq ft / 206.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Winkworth. REF: 902796



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		80	86
England, Scotland & Wales		EU Directive 2002/91/EC	

