



## Aubyns Wood Rise, Tiverton, EX16 5DG

Situated in an exclusive development on the edge of Tiverton is this four-bedroom detached property. Benefiting of countryside views this property offer generous living accommodation throughout. NO ONWARD CHAIN.

**Winkworth**

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## DESCRIPTION:

Located in a highly sought-after location, this beautifully presented four-bedroom detached home offers stylish, modern living in the prestigious Aubyns Wood Rise—a small, exclusive development of individually designed homes.

Upon entering, you're greeted by a spacious and welcoming hallway with access to all principal rooms and a convenient cloakroom. The sleek kitchen/breakfast room is fully equipped with a range of contemporary wall and base units, integrated appliances, and a separate utility room. Double-glazed doors lead out to a private, enclosed rear garden—perfect for indoor-outdoor living.

This generously proportioned living room offers a warm and inviting atmosphere, featuring a stylish log burner set into a recessed hearth, complemented by plush carpeting, contemporary lighting, and large windows that flood the space with natural light. The entire ground floor benefits from underfloor heating for added comfort.

Upstairs, a spacious landing leads to four well-appointed bedrooms and a stylish, modern family bathroom complete with a rolltop bath. The master bedroom benefits from built-in wardrobes and a sleek en-suite shower room.

## OUTSIDE:

The property features a two-tier garden with stunning countryside views. Thoughtfully designed, the garden includes well-maintained lawns, mature shrubs, and a spacious patio area—perfect for outdoor dining or simply enjoying the peaceful surroundings.

Externally, this impressive property includes driveway parking, a garage, and an additional allocated parking space—ensuring convenience and practicality to match its elegant design.

**Council Tax:** Band F - Mid Devon

**Services:** Mains Electric, Water and Gas. Broadband: Superfast Fibre Broadband Within This Postcode. (checked on Openreach 23.04) Fibre to the Cabinet.

**Mobile Signal:** You are likely to get good coverage. (checked on Ofcom 23.04)

**Tenure:** Freehold

**Directions:** -

Using the what3words app, search: -  
lofts.hulk.desks





#### **AT A GLANCE:**

**Large sitting room**

**Downstairs WC**

**Modern new fitted kitchen with integrated  
appliances**

**Utility area**

**Master bedroom with ensuite**

**Three further double bedrooms**

**Family bathroom**

**Garage with parking**

#### **PROPERTY INFORMATION:**

**Freehold**

**Council tax Band: F**

**Mains electric, gas, water and drainage.**





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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