

Asking Price £545,000



## 33 Aubyns Wood Rise, Tiverton, Devon, EX16 5DG

- Chain free!
- Living room
- Separate utility
- Bathroom
- Garage and parking
- Detached
- Kitchen/Diner
- 4 Bedrooms
- Beautiful outlook
- Garden

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



---

## 33 Aubyns Wood Rise, Tiverton EX16 5DG

Situated on the popular Aubyns Wood estate, this spacious 4 bed property is finished to a lovely standard and benefits from stunning views.



Council Tax Band: F



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, a high standard of fixtures and fittings, and is available chain free!

The ground floor benefits from underfloor heating throughout. The living room features a gas-fired cast iron stove and patio doors leading out to the garden. The kitchen is fitted with quartz work surfaces, a breakfast bar, and integrated appliances. The kitchen also provides access to a convenient utility room. Finally, a goodsized groundfloor office offers a bright, versatile workspace, ideal for professionals working from home.

The first floor comprises four double bedrooms, three with built-in wardrobes. The main bedroom 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 two vehicles and leads to the garage.

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:  
For the year 2025, the annual fee was £143.72

Council Tax:  
Band F

Local Authority:  
Mid Devon District Council - 01884 255255



## Directions

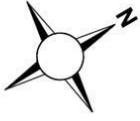
What3Words: invest.descended.booth Google Maps Code: VFVX+7RX

## Viewings

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

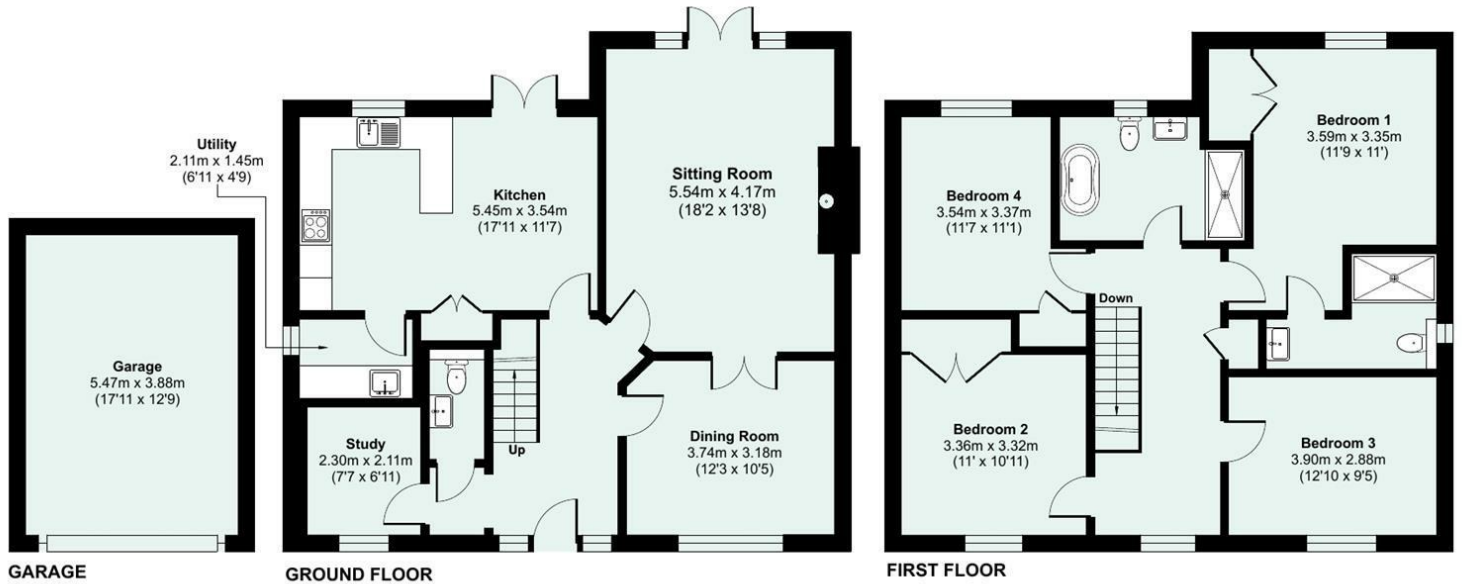
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		85	
(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	



Approximate Area = 1716 sq ft / 159.4 sq m  
Garage = 228 sq ft / 21.1 sq m  
Total = 1944 sq ft / 180.5 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: 1424380



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

  
**seddons**

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.