



**STAGS**

7 Aubyns Wood Rise, Tiverton, Devon EX16 5DG

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An unfurnished three bedroom detached house situated in an exclusive development on the edge of Tiverton.

Tiverton Town Centre 0.5 miles, M5(J27)/Tiverton Parkway Station 7 miles, Exeter 14 miles

• Superb Location • Light & Spacious • Ensuite & Family Bathroom • Garden • Driveway & Garage • No Pets Considered • 6 / 12 Months Plus • Deposit: £1,730.00 • Council Tax Band: E • Tenant Fees Apply

**£1,500 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE

From front wood & glazed door into

## ENTRANCE HALLWAY

With tiled floor. Door into

## CLOAKROOM

With spotlighting, tiled floor, window to side, wall hung wash hand basin, WC.

## SITTING ROOM

Light and spacious dual aspect room with woodburner, doors opening out into rear garden. Stairs rising to first floor.

## KICHEN/DINER

Triple aspect, light and spacious room with tiled floor, door opening into rear garden, FULLY FITTED KITCHEN with gloss fronted wall and base units, worksurfaces, stainless steel sink unit, electric double oven, gas hob with extractor above, integrated fridge/freezer, automatic washing machine, dishwasher, breakfast bar. DINING AREA with space for dining table, under stairs storage cupboard.

## FIRST FLOOR STAIRS AND LANDING

With picture window, radiator, airing cupboard housing gas fired boiler, hatch to attic space (please note that the attic is not permitted to be used). Door into

## FAMILY BATHROOM

Fully tiled with spotlighting, suite comprising free standing bath, wall hung wash hand basin, separate walk in shower enclosure, heated towel rail, extractor, window to side.

## BEDROOM ONE

Good size double room with open fronted built in storage, radiator, window to side. Door into

## ENSUITE SHOWER ROOM

Fully tiled with spotlighting with suite comprising walk in shower, wall hung wash hand basin, WC, heated towel rail, extractor, window to rear.

## BEDROOM TWO

Double bedroom with built in wardrobes, radiator, window to rear.

## BEDROOM THREE

Single room, with two windows, radiator.

## OUTSIDE

To the front of the property are planted beds and borders with steps leading to front door. To the side is a driveway providing parking for 2 cars leading to SINGLE GARAGE with power and light and rear pedestrian access.. To the rear of the property is a superb garden planted with a variety of well established plants and shrubs. The patio immediately to the rear provides a private outside seating space.

## SERVICES

Mains electric, gas, water and drainage. Underfloor heating to the ground floor, radiators to the first floor. Council tax band E

## SITUATION

Aubyns Wood Rise is located just a couple of minutes drive from the centre of the popular market town of Tiverton along the glorious Exe Valley. Tiverton offers a wide range of amenities including both private and state schooling, a leisure centre, hospital, banks, building societies and shops and

supermarkets catering for a variety of needs.

There is easy access from Tiverton to the North Devon Link Road, M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with an intercity link to London Paddington.

## DIRECTIONS

From Tiverton take the A396 towards Exeter. Continue along Exeter Road and after the double bend take the turning on the right into the Aubyn's Wood development. Proceed through St Aubyns Wood Avenue, rising up into St Aubyns Wood Rise where the property will be seen on the left hand side.

## LETTING

The property is available to rent on 6 months plus on renewable Assured Shorthold Tenancy, unfurnished and available early August. RENT: £1,500.00 per calendar month exclusive of all charges. Deposit £1,730.00 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly by appointment with the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	81	
(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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These particulars are a guide only and should not be relied upon for any purpose.