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5 St. Aubyns Villas





Tiverton Town Centre 1 mile, M5 motorway (J27)/Tiverton Parkway Station 7 miles

A substantial period family home set across four floors with extensive accommodation, attractive gardens and views across the local countryside.

- Elevated Position
- Over 3000 sq ft of Accommodation
- 5 Bedrooms
- 4 Reception Rooms
- Separate Utility Room
- Landscaped Garden
- Walking Distance from Town Centre
- Parking and Garage
- Council Tax Band C
- Freehold

Guide Price £595,000

### SITUATION

The property is situated in the popular market town of Tiverton, close to the Grand Western Canal. Tiverton offers a wide range of amenities including a leisure centre, hospital, banks, building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

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

### DESCRIPTION

5 St Aubyns Villas is a substantial Victorian family home set in an elevated position which benefits from spacious accommodation within walking distance of Tiverton town centre. The property has off road parking, sizable gardens to the rear and offers views across the local countryside.

### ACCOMMODATION

Front door opens into the property's vestibule providing further access to the ground floor entrance hall. The sitting room boasts a dual aspect to the side and rear of the property with access to the glazed veranda offering far reaching views across Tiverton to the countryside beyond whilst the drawing room is located at the front of the property with feature fireplace and original wooden shutters.

Stairs descend to the Lower ground floor accommodation comprising of a spacious open plan kitchen/dining room with a range of matching wall and base units and windows overlooking the side aspect. Large archway flows into the family room with door providing access to the rear gardens benefitting from views towards the rural hilltops beyond. The large utility area is located at the rear of the property with cloakroom and access to the gardens and outbuildings.

The first-floor accommodation comprises 2 large double bedrooms one of which overlooks the front whilst the other enjoys far-reaching rural views to the rear. Also on the first floor is

the main family bathroom and separate shower room, in addition to a cloakroom.

Stairs rise to the second-floor accommodation comprising 3 double bedrooms with countryside views over the rear aspect and a walk-in airing cupboard.

### OUTSIDE

The front of the property is approached over a private driveway with lawned, sloping garden enclosing off-road parking for 2 vehicles. In addition to this, at the side of the property, is a detached garage with parking in front.

Enjoying fabulous views across Tiverton to the countryside beyond the landscaped rear garden is split across two levels and is mainly laid to lawn with planted borders housing a variety of mature plants, trees and shrubs. The garden also benefits from two patio seating areas and access to the workshop/store.

### SERVICES

All mains services are connected. Gas central heating.

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

From A361 Gornhay Orchard junction, proceed towards Tiverton and straight across onto Heathcoat Way at the McDonalds roundabout. At the next roundabout, take the third exit, then turn left. At the roundabout take the first exit onto Canal Hill. Continue up the hill, access to St. Aubyns Villas will be found on the left after approximately 600 yards.







Approximate Area = 3063 sq ft / 284.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 3198 sq ft / 297 sq m

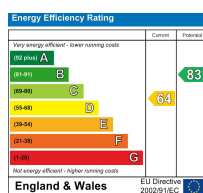
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 808784

These particulars are a guide only and should not be relied upon for any purpose.

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