



**St. Aubyns Park, TIVERTON EX16 4JG**

**welcome to**

## **St. Aubyns Park, TIVERTON**

A Victorian five-bedroom home offering over 2,700 sq ft of elegant living space. Set near the Canal, this characterful property enjoys an elevated position giving far reaching views across the town and surrounding countryside. Features include two reception rooms, two bathrooms and a rear garden.

Set in an elevated position on a no through road on Canal Hill, this handsome mid terraced Victorian home offers exceptional space, charm and far reaching views. With over 2,700 sq ft arranged across three floors, the property blends elegant period features with generous, bright rooms ideal for family living. The accommodation begins with a welcoming entrance hall leading to the principal rooms on the ground floor. To the front, the spacious living room features a striking bay window, fireplace and high ceilings that enhance the sense of light and space. The formal dining room sits at the heart of the home and includes hardwood flooring and a further period fireplace. At the rear, the recently fitted kitchen provides a sociable area. A separate utility room offers additional space for appliances and opens directly onto the rear garden. A cloakroom with WC and wash basin completes the ground floor.

A sweeping wooden staircase rises to the first floor, where the bright and airy landing leads to bedroom one. A spacious bedroom which is front facing room, enjoying lovely views. Two further bedrooms can be found on this floor along with a large family bathroom. The top floor provides two additional bedrooms, each benefiting from dormer windows, skylights and built in storage. From the rear garden, a door leads into the basement, which provides a useful and spacious storage area.

Outside, the property enjoys a front garden with a small lawn bordered by mature shrubs and a tree, with parking. The attractive walled rear garden offers a raised decked area leading down to a level lawn, a patio seating area and established planting that creates a private and sheltered environment.

From the rear garden, a door leads into the basement, which provides a useful and spacious storage area.

### **Location**

The property lies within the historic market town of Tiverton, close to the Grand Western Canal and its scenic towpaths. Tiverton provides a comprehensive range of amenities including a leisure centre, hospital, supermarkets, independent shops, cafés and banks.

The area is well-served for education, with both state and private schooling available, including the renowned Blundell's School, which offers concessions for local families.

Transport connections are excellent: Junction 27 of the M5 is easily accessible, and Tiverton Parkway Railway Station — with direct services to London Paddington — is close by, and also the number 55 bus direct into nearby Exeter.

### **Entrance Hall**

Doors to all rooms and stairs with a spacious understairs cupboard to the first floor. Features a radiator, picture rails, and an understair cupboard.

### **Kitchen**

Recently fitted; has a single glazed window to the side and 2 double glazed windows to side. Features a radiator, wall and base units, a non-fitted island, pantry cupboards, and a one and a half bowl sink and drainer. There is space for a dishwasher, cooker, an extractor hood, and a dining room. It is partially tiled and has a door to the utility room.





### **Lounge**

A single glazed bay window to front. Features picture rails, an open fireplace, and a radiator.

### **Cloakroom**

A single glazed window to the side, with a wash hand basin with cabinet, a WC, and a radiator. Partially tiled.

### **Dining Room**

A single glazed window to rear. Features a radiator, an open fireplace, and picture rails.

### **Utility Room**

Door to rear garden. 2 double glazed windows to the rear. Space for a fridge-freezer. Door through to the washing machine and tumble dryer, with a wash hand basin.

### **Landing First Floor**

Doors to bedrooms 1, & 2, and 3 steps down to bedrooms 4 & 5 and the first floor bathroom. Stairs up to the second floor and also has a loft hatch. Has a radiator, picture rails, and a Velux skylight.

### **Bedroom 1**

3 single glazed windows to the front. Features a radiator and picture rails.

### **Bedroom 2**

A single glazed window to the rear. Features a radiator and picture rails.

### **Bedroom 3**

A single glazed window to front, with a radiator and a built-in cupboard.

### **Bedroom 4**

A single glazed bay window to side. Features a storage cupboard, a radiator, and 2 storage places in the eaves. The Velux skylight is double glazed to the side.

### **Bedroom 5**

Single glazed window to the rear. Features a radiator, an airing cupboard, a storage cupboard, and a feature fireplace.

### **Bathroom First Floor**

2 single glazed windows to the side. Features a WC, wash hand basin, a shower, a bath, and 2 heated towel rails. Partially tiled.

### **Bathroom Second Floor**

Features a WC, wash hand basin, a shower, a heated towel rail, spotlights, and an extractor fan. Partially tiled.

### **Landing Second Floor**

Doors to bedrooms 3, 4, and the second floor bathroom. Features spotlights, a loft hatch, a double glazed Velux skylight, and picture rails.

### **Loft Space**

Generous space.

### **Front Garden**

Laid to lawn, with a Bay tree and shrubs.

### **Rear Garden**

Features a decking area, with 3 steps down to a resin path leading to the cellar. 1 step down to the lawn and patio area. Partial shrub borders.

### **Cellar**

Has power & light. Has a wall-hung boiler.



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## St. Aubyns Park, TIVERTON

- Victorian five bedroom town house
- Two Large Reception Rooms
- Kitchen & Utility Room
- Family Bathroom & Shower Room
- Rear Enclosed Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

offers in excess of

**£500,000**



Total floor area 227.8 m<sup>2</sup> (2,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT106017 - 0004

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