



5 Derick Road
, Tiverton, EX16 5AB
£900 PCM



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Council Tax Band - B

AVAILABLE EARLY DECEMBER UNFURNISHED! - Located in a quiet cul-de-sac off Rackenford Road is this lovely THREE bedroom mid terraced home that has been refurbished and now offers a delightfully modern Kitchen/breakfast room and spacious accommodation throughout. The property has double glazing and electric heating and benefits from some lovely views over towards Knightshayes. Downstairs is a naturally light sitting room, Kitchen/Dining room and utility room with storage cupboards, whilst upstairs there are TWO double bedrooms with wardrobe cupboards and a good sized single third bedroom plus a white suite shower room. Outside there is a low maintenance enclosed rear garden whilst the front garden leads to on street parking on a first come first served basis. The property is situated on the outskirts of Tiverton, offering easy access to Morrisons supermarket, two primary schools & Tiverton high school, the leisure centre and hospital, all under a mile distant. The town centre itself is a little over a mile distant and offers a wide range of shopping & recreational facilities, whilst the A361 North Devon Link road offers dual carriageway access to junction 27 of the M5 motorway (about 7 miles distant).



Lettings Terms

Entrance Hallway

Living Room
15'2" max x 13'4" max (4.64 max x 4.07 max)

Kitchen Diner
11'8" x 9'5" (3.56 x 2.89)

Utility Room
9'8" x 4'7" (2.95 x 1.4)

First Floor Landing

Bedroom One
12'5" x 9'1" (3.79 x 2.78)

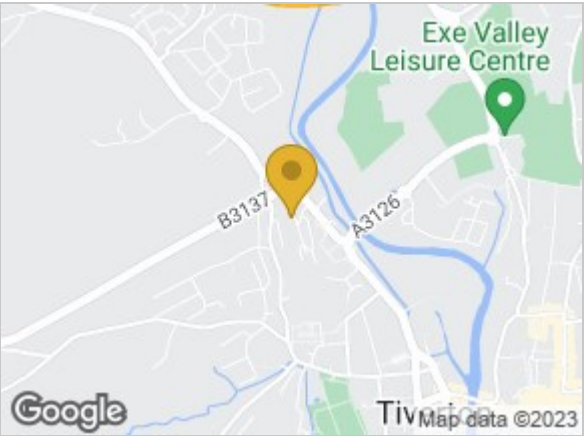
Bedroom Two
10'0" x 9'1" (3.07 x 2.78)

Bedroom Three
8'9" x 7'2" (2.69 x 2.19)

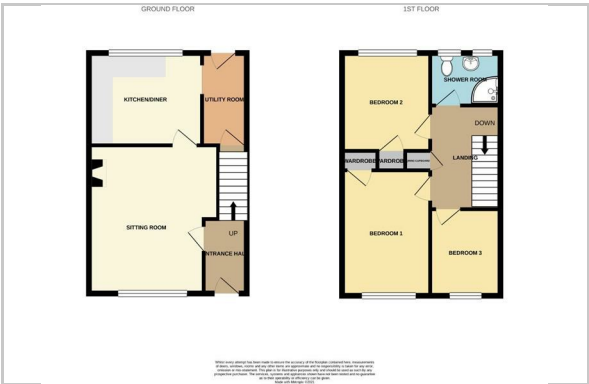
Shower Room
7'0" x 5'4" (2.15 x 1.65)

Rear Garden

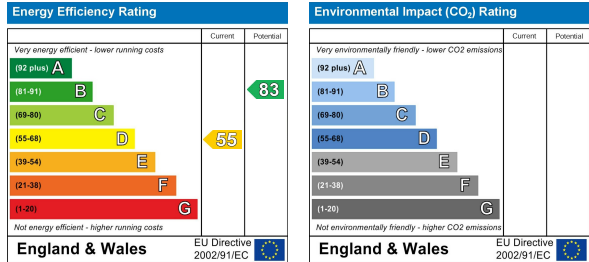
Area Map



Floor Plan



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.