



43 Derick Road, Tiverton, EX16 5AB
£240,000

Welden
Edwards
Supporting your every move

A lovely three bedroom home located in a tucked away position away from passing traffic. Benefiting from a modern kitchen diner, spacious lounge with woodburner, and a lovely rear garden. Call us today to arrange a viewing!!

Description

Nestled at the tranquil end of Derick Road, this property offers an idyllic setting, free from passing traffic and boasting a picturesque outlook. The residence is thoughtfully designed and has been tastefully updated throughout.

Upon entering, you're welcomed into the bright entrance hall, from which a staircase ascends to the first floor and a doorway leads into the inviting living room which benefits from a wood-burner, making this room a wonderful place to unwind in the colder months. A large window floods the room with natural light allowing you to enjoy the stunning views over Tiverton and beyond. At the rear, you'll discover a modern fitted kitchen and breakfast room, perfect for enjoying meals with family and friends. Upstairs, the home features three well-proportioned bedrooms, complemented by the family bathroom with bath with shower over, WC and hand basin. The primary bedroom and the third bedroom enjoy expansive views, making the most of their serene location.

Externally the rear garden is a great space, with a patio seating area, perfect for alfresco dining, with steps leading to the area of lawn.

Council Tax, Services & Tenure

Freehold

Council Tax Band - B

All Mains Connected

Ofcom approx. Broadband speed: Ultrafast 900 Mbps

Ofcom approx. Mobile Signal Internally: O2 - Likely, EE, Three & Vodafone - Limited

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

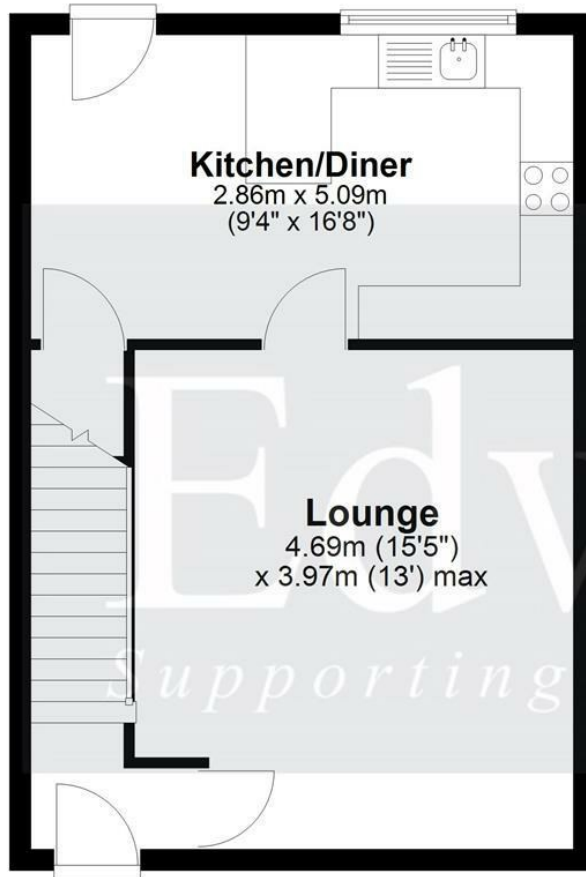
Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



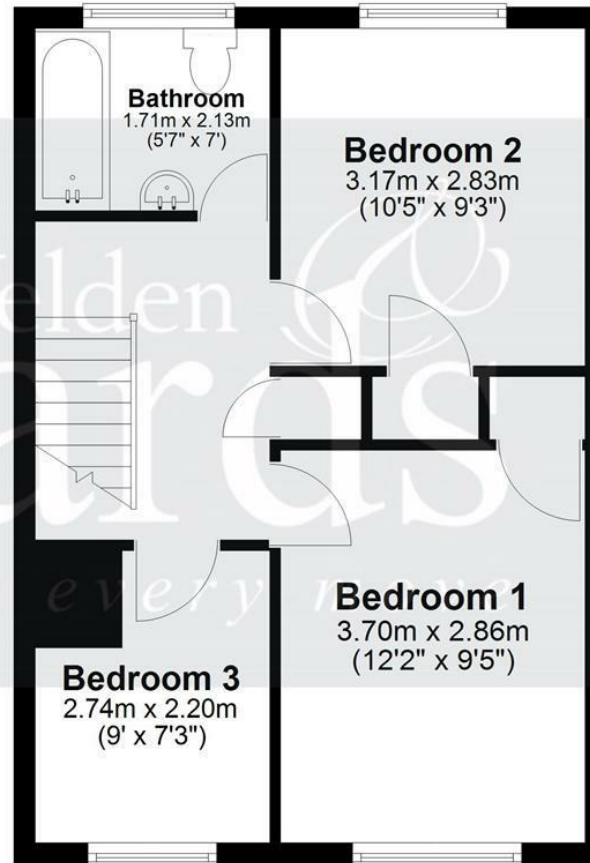
Ground Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

