



## Devon Road, Barking, IG11 7QY

Available from the 1st August 2026 is this two bedroom terraced home, the accommodation includes entrance hall, two reception rooms, kitchen/breakfast room, ground floor shower room, two first floor bedrooms and a loft area with WC. Externally there are front and rear gardens an outbuilding and permit parking. Additionally the property benefits from solar panels to help with the running costs.

**£2,050 PCM (per calendar month) - Council Tax Band: C**  
**Holding Deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Devon Road

Barking, IG11 7QY



## Entrance Hall

Entrance door, radiator, laminate flooring.

## Reception Room One

10'2 x 9'9 (3.10m x 2.97m)

Double glazed bay window to front, radiator, laminate flooring.

## Reception Room Two

15;5 narrowing 13'2 x 13' (4.57m;1.52m narrowing 4.01m x 3.96m)

Radiator, laminate floor, stairs to first floor.

## Kitchen/Breakfast Room

17'2 narrowing to 12'8 x 11'8 (5.23m narrowing to 3.86m x 3.56m)

Double glazed French doors to rear, Frosted double glazed window to side, radiator, part tiled walls, tiled flooring. Kitchen includes wall and base units, single drainer sink, gas cooker point, extractor, plumbing for washing machine and dishwasher.

## Ground Floor Shower Room

Two frosted double glazed windows to rear, low level WC, pedestal wash hand basin, walk in shower enclosure, heated towel rail, cupboard, tiled flooring.

## Landing

Radiator, laminate flooring.

## Bedroom One

10'9 x 10'9 (3.28m x 3.28m)

Two double glazed windows to front, fitted sliding wardrobes, radiator, laminate flooring, fixed steps to loft area.

## Bedroom Two

10'8 x 10'1 (3.25m x 3.07m)

Double glazed window to rear, cupboard over stairs, radiator, laminate flooring.

## Loft

14'3 x 12'10 (4.34m x 3.91m)

Double glazed sky light, eaves storage area, radiator. Please note: The loft is only suitable for use as a storage area.

## WC in Loft

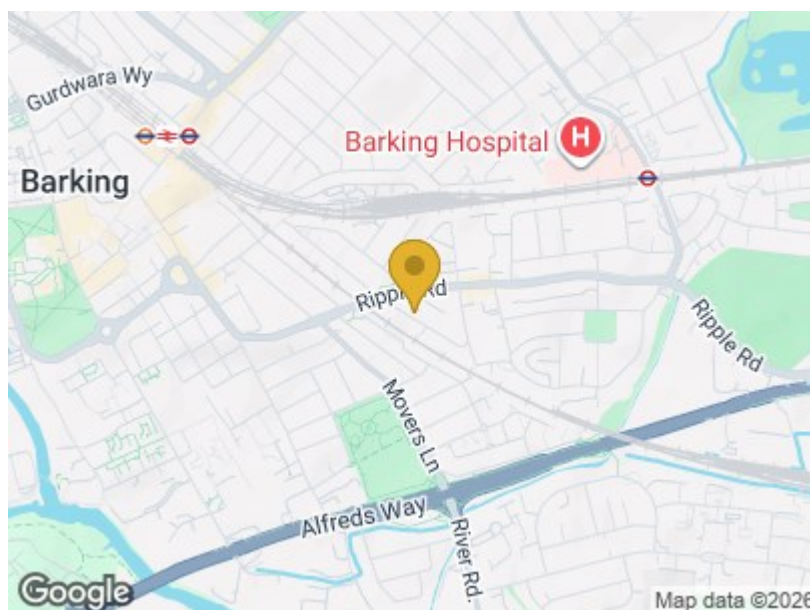
Frosted double glazed window to rear, low level WC, wash hand basin, tiled flooring. (shower not connected so not in use)

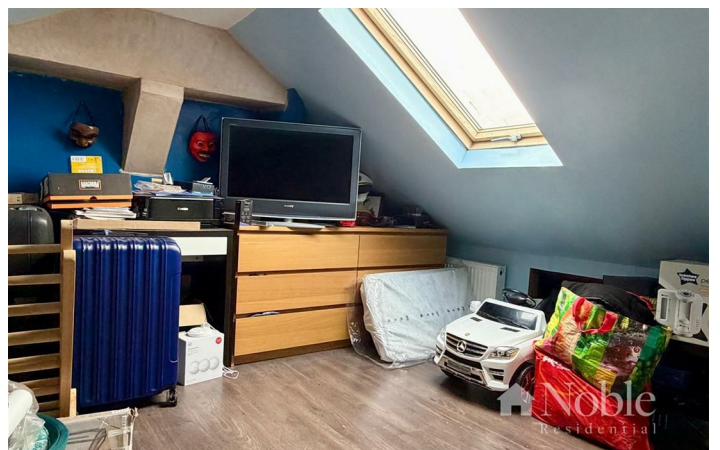
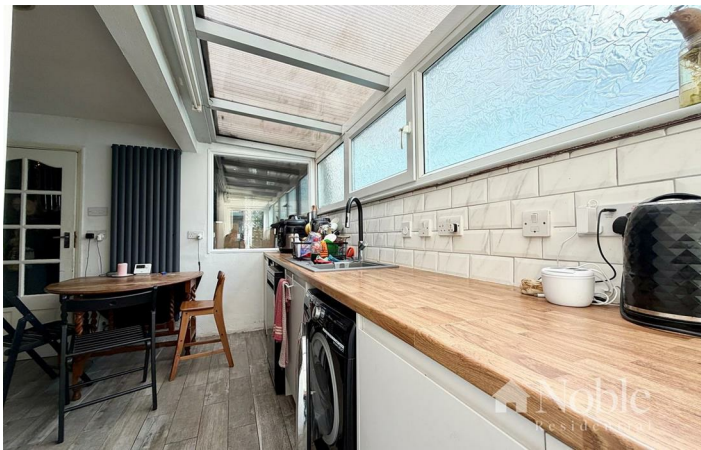
## Garden

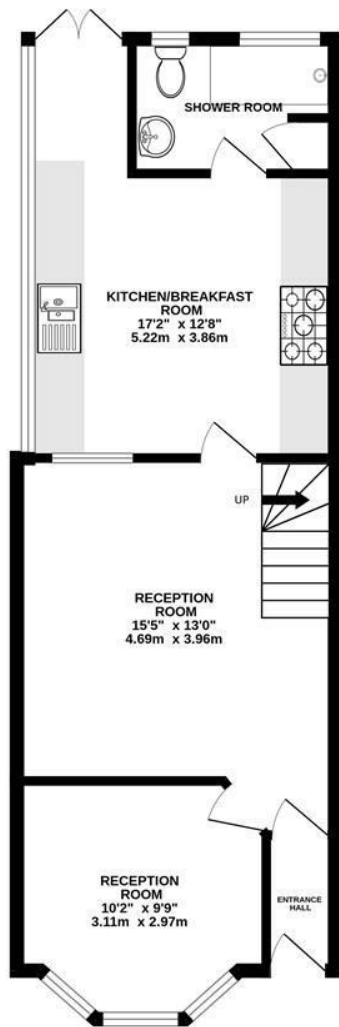
Patio area, artificial grass, side pedestrian access, cupboard housing boiler. Outbuilding (12'8 x 7'12) Double glazed French doors and window to garden, power and light. laminate flooring.

## Parking

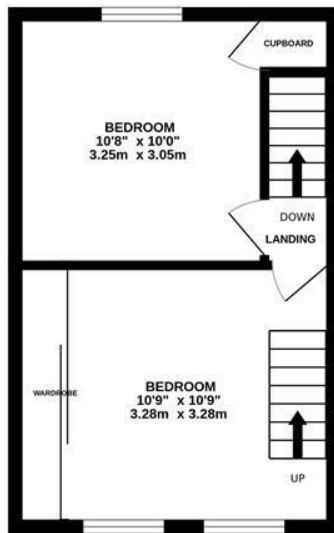
Residents permit parking available.



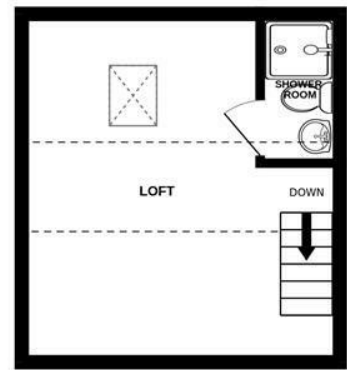




GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



2ND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.

TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenant Fees:**

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	83