



## Derick Road, Tiverton, EX16 5AB

A well-presented four-bedroom, three storey terraced house offering spacious and versatile accommodation throughout, including a superb loft conversion with ensuite, modern kitchen with sunroom, and a landscaped rear garden.

**Winkworth**

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## DESCRIPTION:

This attractive three-storey home offers spacious and versatile accommodation, thoughtfully extended to include a loft conversion providing a generous principal bedroom with an ensuite.

On the ground floor, you are welcomed into a bright entrance hall leading to a comfortable living room with a front aspect window, creating a warm and inviting space. To the rear, the well-proportioned kitchen is fitted with ample units and workspace, perfect for family living and entertaining. From here into a useful sunroom, offering an ideal spot for dining or relaxing while overlooking the garden.

The first floor comprises three bedrooms – two doubles and a single – along with the family bathroom. The layout is well suited for families, providing plenty of flexibility for use as bedrooms, a study, or hobbies.

The second floor is dedicated to the superb loft conversion, now forming the main bedroom. This spacious retreat boasts generous dimensions and is complemented by a private ensuite shower room, making it a perfect sanctuary.

## OUTSIDE:

The property benefits from a neatly landscaped rear garden, designed with both relaxation and entertaining in mind. A central pathway leads through a level lawn, bordered by well-kept fencing for privacy. To either side, there are attractive seating areas – one perfectly suited for outdoor dining with space for a table and chairs, and the other creating a cosy spot for lounging with friends or family.

Overall, this property combines modern practicality with well-planned living across three levels, ideal for families or those seeking versatile space.

Council Tax: Band B - Mid Devon

Services: Mains Electric and Mains Water

Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 01.09) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 01.09)

Tenure: Freehold

Directions: -

Using the what3words app, search: -

///defeat.fear.wash



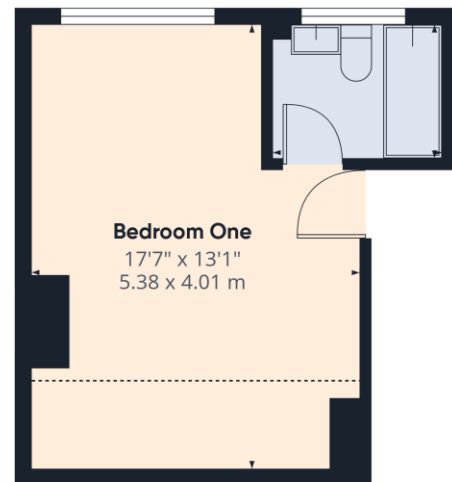
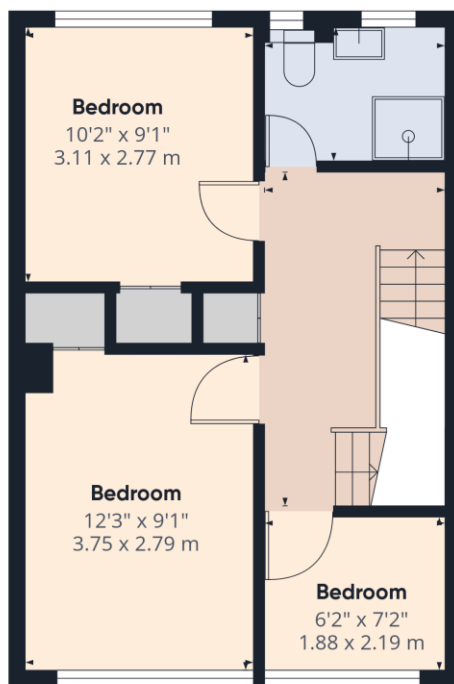
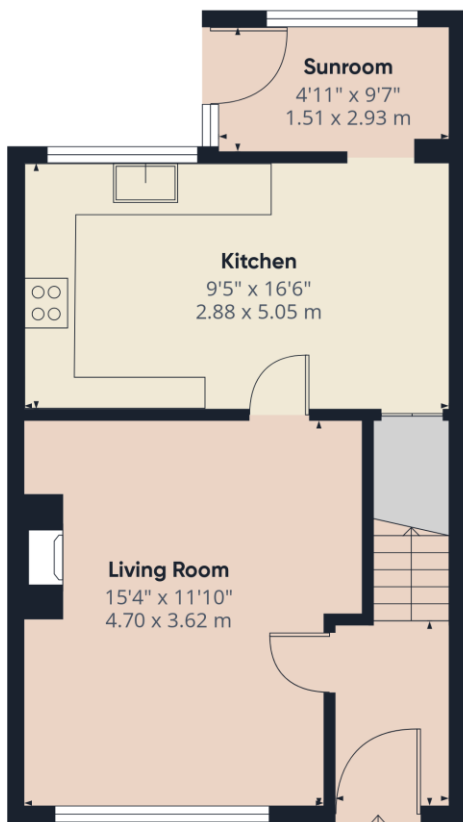
### AT A GLANCE

Popular residential area  
 Entrance porch  
 Very spacious living room  
 Newly fitted kitchen  
 Four Bedrooms  
 Loft Conversion  
 Large Master Bedroom with Ensuite  
 Shower room  
 Landscaped rear garden  
 Newly fitted storage heaters

### PROPERTY INFORMATION:

Freehold  
 Council tax Band: B  
 Mains Electric and Mains Water





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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