



- Modern link-house in level town location
- Three bedrooms & recent bathroom
- Kitchen with adjoining dining room
- Garage, driveway & pretty gardens
- Spacious living room
- Central heating with new gas boiler in 2017
- New double glazed doors & windows in 2018
- Cavity wall & loft insulation
- Being sold with no onward chain



Guide Price £250,000

HELMORES
SINCE 1699

7 DOKKUM ROAD
CREDITON EX17 3DJ



This modern link-house (attached only by garages) takes up a handy level location within the town, with easy access to schooling and transport links to Exeter.

The accommodation includes three bedrooms, served by an attractive white suite bathroom with shower over the bath, WC, sink and heated towel rail. Downstairs there is a spacious living room, sliding doors through to the dining room (with patio doors to the rear garden), which adjoins the kitchen and which a number of neighbours have knocked through to create an open plan kitchen diner. Numerous improvements have been made in recent years, the gas central heating had a new combi-boiler in 2017, the uPVC doors and windows were replaced in 2018 and the bathroom modernised around 2015. The house also has loft and cavity wall insulation.

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Mains gas, electric, water, telephone & broadband
Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

EPC : D

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

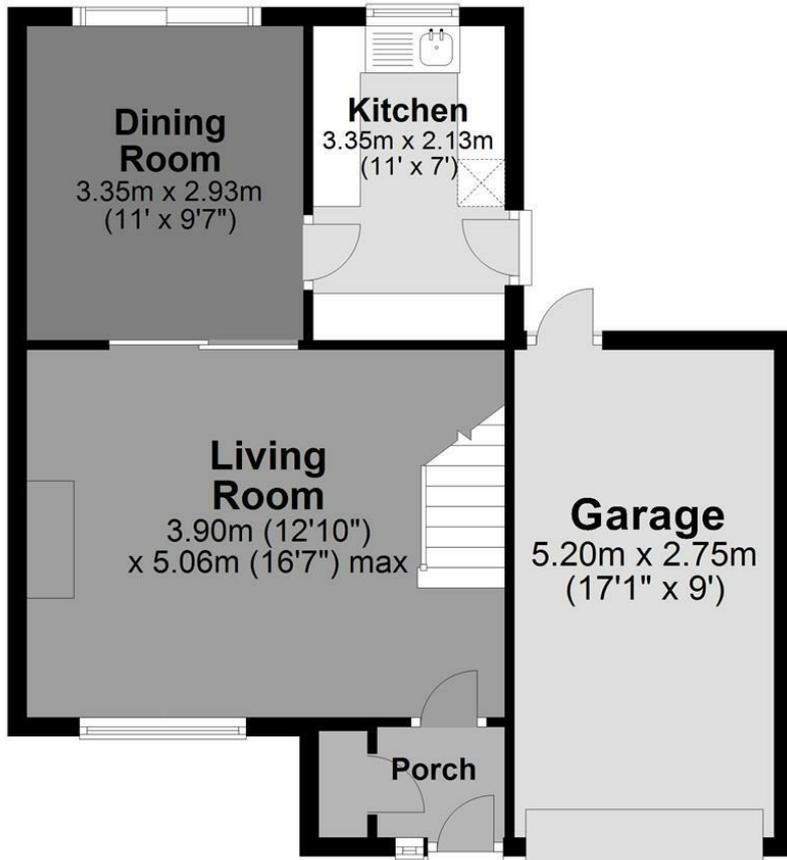
DIRECTIONS: If entering Crediton from Exeter direction on the A377, turn left into Park Road and then take the next left into Dokkum Road, No. 7 will be found along on your left.

COVID-19 SAFETY POLICY

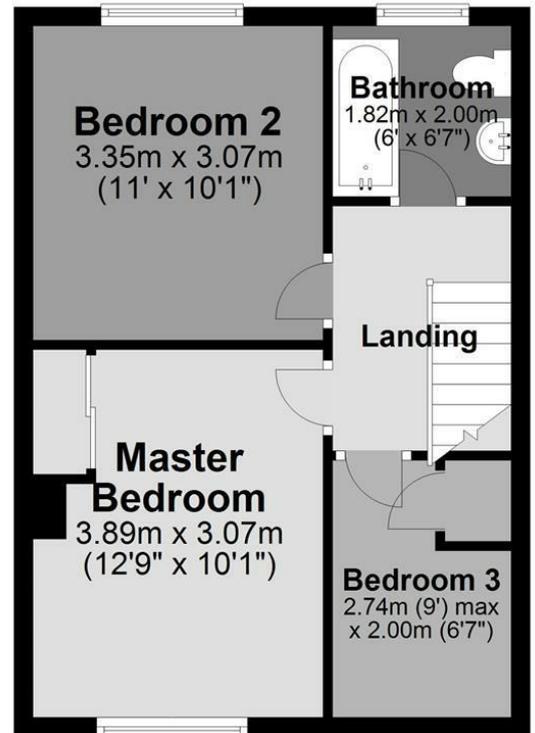
We’re taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helses.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Ground Floor



First Floor



111-112 High Street, Crediton
 Devon, EX17 3LF
www.helses.com

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TO VIEW CALL 01363 777 999

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