



- **Link detached house in level position**
- **Four bedrooms & three reception rooms / areas**
- **Scope for ground floor annexe**
- **1st floor bathroom & ground floor shower room**
- **West-facing rear garden, driveway & garage**
- **Gas central heating (new boiler 2018) & double glazing**
- **Watch the 3D tour, then book your viewing!**
- **Being sold with no onward chain**

**Guide Price £295,000**



**HELMORES**  
SINCE 1699

**6 DOKKUM ROAD**  
Crediton EX17 3DJ



This naturally light link-detached house is found in a level position within Crediton and has easy access to both bus and train transport links, plus schooling and supermarkets.

The accommodation offers great flexibility and includes four bedrooms, three upstairs, all served by a white suite bathroom. Downstairs we have the 4th bedroom, served by a shower room and its own living space – perfect for a dependant wanting ground floor living, or as a 2nd sitting room/study/play area. The living room has double sliding doors and the dining area adjoins the kitchen (with under lights, integrated gas hob, oven and a grill/oven), offering potential to create an open-plan kitchen diner if desired. The house has mains gas central heating via a 2018 fitted Worcester boiler, plus large double glazed windows throughout.

**OUTSIDE :** To the front is off-road parking and a lawned front garden, with scope to create additional parking (subject to permissions). To the rear is an enclosed West-Facing rear garden. It is largely laid to lawn with a paved patio immediately behind the house and off the kitchen plus there is a handy garden shed, with a garden gate to Fulda Crescent.

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Mains gas, electric, water, telephone & broadband  
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (new Worcester boiler in October 2018) except for in downstairs extension.

Listed: No

Tenure: Freehold

**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:** From Exeter Road, turn right into Park Road & then left into Dokkum Road, the house is the last house on the right before you enter Saxon Close.

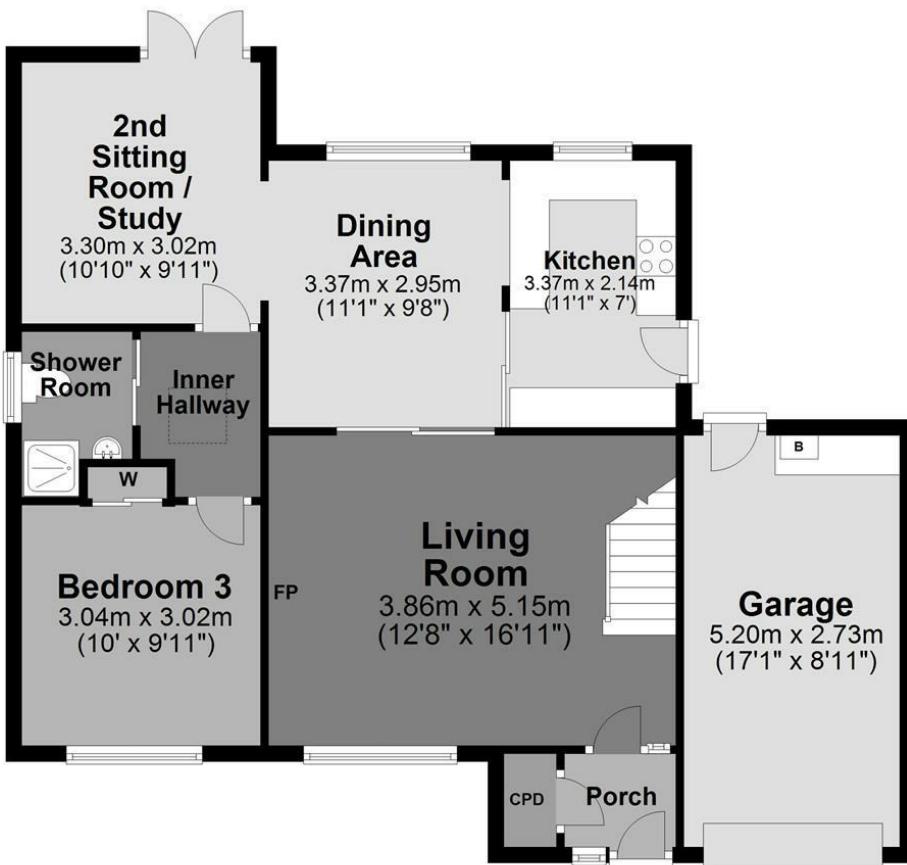
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If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

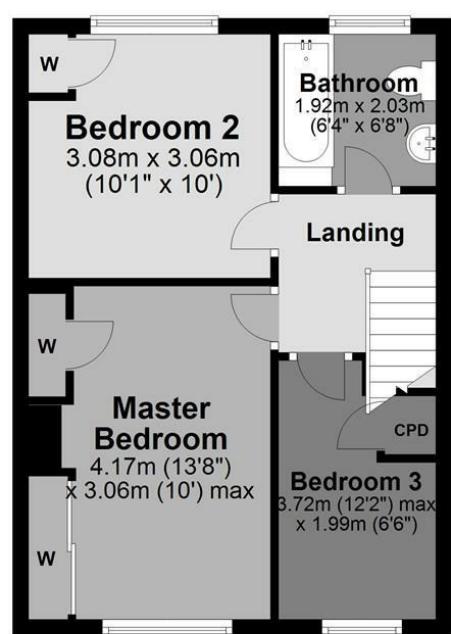
### Ground Floor

Approx. 67.5 sq. metres (726.3 sq. feet)



### First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)



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