



- **Three bedroom, link detached property**
- **Very convenient location**
- **Garage and off road parking**
- **Front and rear gardens**
- **Excellent condition throughout**
- **Available - Immediately**
- **Gas central heating**
- **Fully double glazed**
- **New flooring and redecorated**



£1,025 Per Month

HELMORES
SINCE 1699

11 DOKKUM ROAD
Crediton EX17 3DJ



11 Dokkum Road is a three bedroom, link-detached property on a quite residential estate within easy walking distance of all local amenities including road and train links, High Street, Schools etc. The property has been very recently redecorated throughout and is in excellent condition both inside and out. The accommodation comprises of a large open plan living room/diner and kitchen, access to the private, rear garden is via newly installed patio doors on to the decking area as well as lawn and well presented borders, there is also rear access to the garage from the kitchen. On the first floor there two good sized double rooms as well as a third smaller room as well as family bathroom. The property has had new laminate flooring throughout with the exception of the stairs and one bedroom which has new carpets. To the front of the property there is a large garage with power and further off road parking as well as front garden.

Terms;

Rent - £1025pcm

Deposit - £1183.

Pets - Unfortunately not for this property

Heating - Gas central heating and open fire

Available - Immediately

EPC - To Follow

Council tax band - D

Directions : Proceed from the centre of Crediton High Street past the Parish Church on the A377, after following the road past Treens motorcycles take the next right just past the Crown of Crediton and after 100 yards turn left on to Dokkum Road and the property is then located on the left

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.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <http://www.helmores.com/rent/renting-guide>

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: [helmores.com/staysafe](http://www.helmores.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.

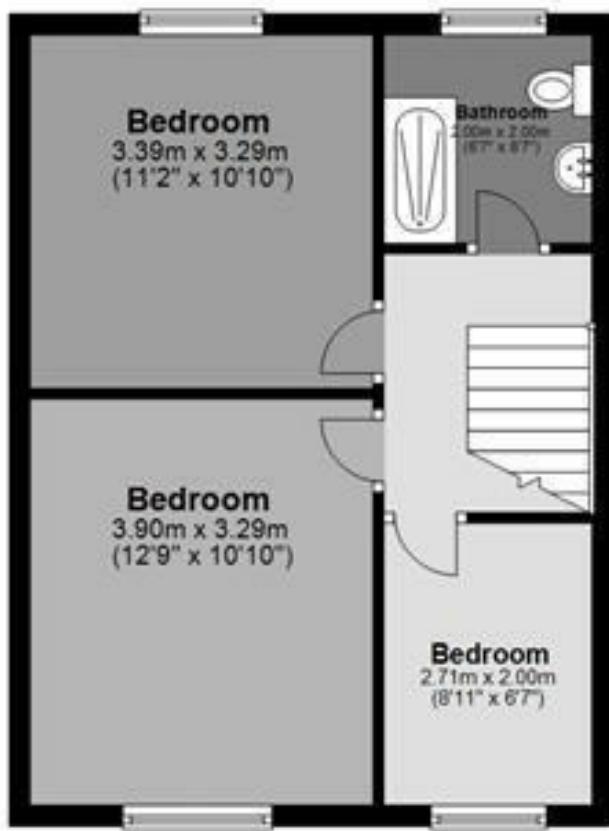
Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 sq. feet)



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TO VIEW CALL 01363 777 999

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