



1 Dokkum Road, Crediton, EX17 3DJ

£995 pcm

HELMORES
SINCE 1699

1 Dokkum Road

Crediton

- Modern 2 bedroom bungalow
- Parking for 2 cars
- Private and enclosed rear garden
- Excellent condition throughout
- Fitted kitchen with integrated appliances
- Available immediately

1 Dokkum road is a very conveniently located, 2 bedroom bungalow that has undergone extensive modernisation and complete redecoration. The drive on to the property allows for parking for 2 vehicles and there is a good sized and enclosed rear garden as well as an outbuilding/shed. The front entrance leads into a generous living room and this in turn leads onto an excellent kitchen diner, complete with fitted kitchen with integrated Neff electric oven and hob, dishwasher and fridge. There are two good sized double bedrooms to the rear (one of which is ensuite) as well as a further family shower room. The garage has been converted into a really useful utility space with plumbing for washing machine. The bungalow is fully double glazed and has a Worcester gas boiler.

Please contact Helmores to discuss further or to arrange a viewing.





Terms;

Available - Immediately

Rent - £995

Deposit - £995

Unfurnished

Heating - Mains gas

EPC - D60

Pets - considered

DIRECTIONS : The property is located in Dokum Road and is one of the first properties on the left hand side and Dokkum Road is accessed from Park Street, opposite the Roman Catholic church.

For sat nav purposes, please follow the postcode (EX17 3DJ) or the address

What3words - [///postcard.worksheet.enlighten](https://www.what3words.com/postcard.worksheet.enlighten)

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!

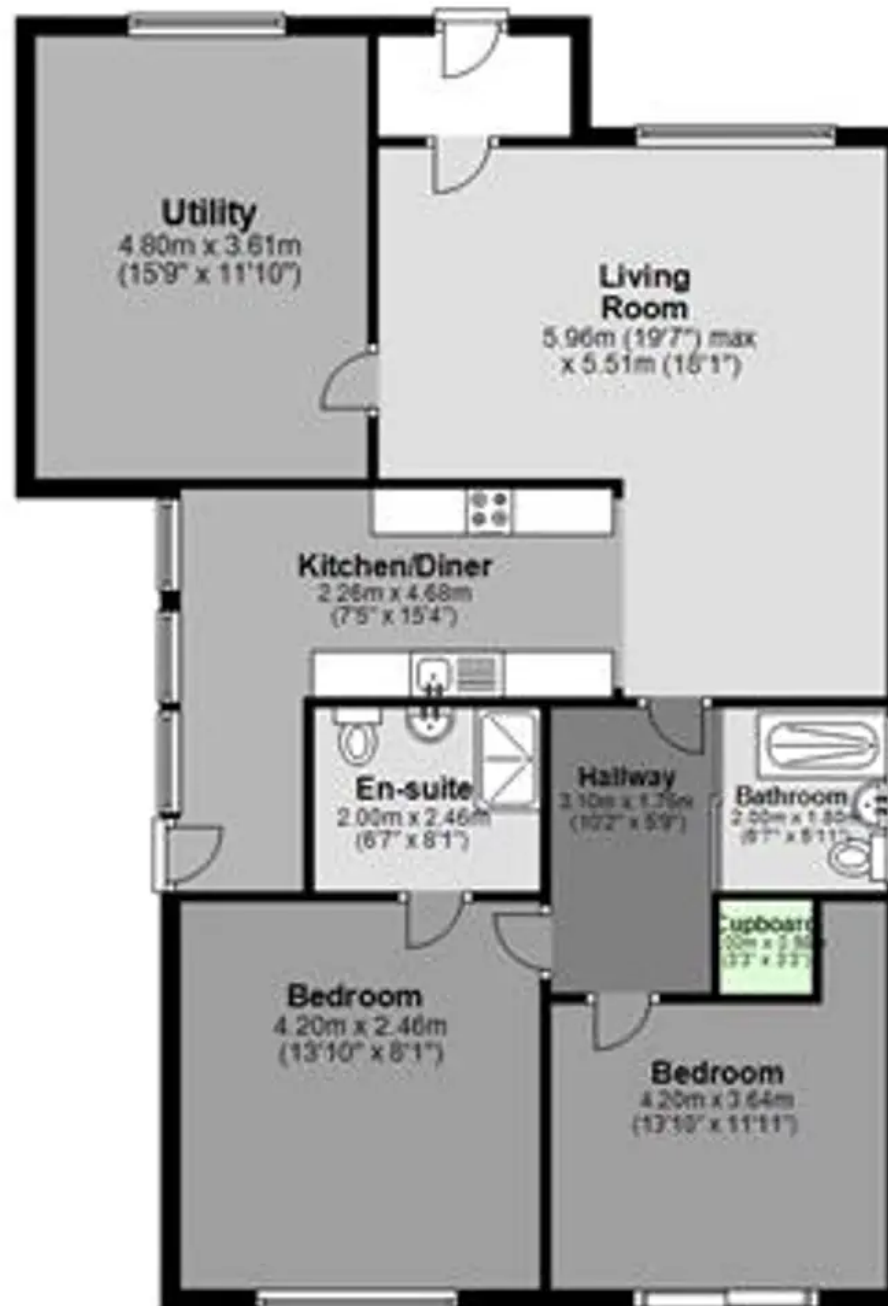
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



Ground Floor

Approx. 101.1 sq. metres (1088.7 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.