



3 Dokkum Road, Crediton, EX17 3DJ

Offers Over **£350,000**

3 Dokkum Road

Crediton

- Ideal town bungalow
- Link detached
- • Quiet level position
- • 3 bedrooms
- • Beautifully presented
- • Modern, open plan living spaces
- • Garage and parking
- • Front and rear gardens

Tucked away towards the edge of the town, Dokkum Road is a collection of houses and bungalows built in the 1960's/70's. In a level area of the town and with generous, level plots, they provide homes for a range of buyers. Schools, shops and services are easily accessible, as are bus stops and the train station is approx. 10 minutes away on foot. Being on the Exeter side of town also adds an advantage to those regularly commuting into the city.

Number 3 is a link detached bungalow (adjoined only to the neighbours garages) with 3 bedrooms, modern open plan living spaces and presented in excellent order throughout. It's a warm house too with uPVC double glazing and mains gas central heating. There's a useful front porch, ideal for keeping coats and shoes out of the way and this leads into the main living space with its large picture window looking out to the front which is flooded with light in the afternoons. It's a good sized room with living and dining zones.





The kitchen offers a separate room to prepare and cook with plenty of storage, plus there's access to a covered area to the rear of the garage. To the rear of the property are the three bedrooms, all served by a central modern, stylish shower room.

Outside, there's a front garden setting it back from the road and this is laid to lawn with a driveway providing off-road parking in front of the attached garage. It's worth noting that more parking could be created should it be required at the front (stp). The rear garden is a good size and laid mainly to lawn with brick paved pathways, lawn and a pretty seating area. There's easy to maintain beds, a pond and garden shed for storage.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1960's

Construction Notes: Brick/block

Utilities: Mains electric, water, gas, telephone & broadband

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold

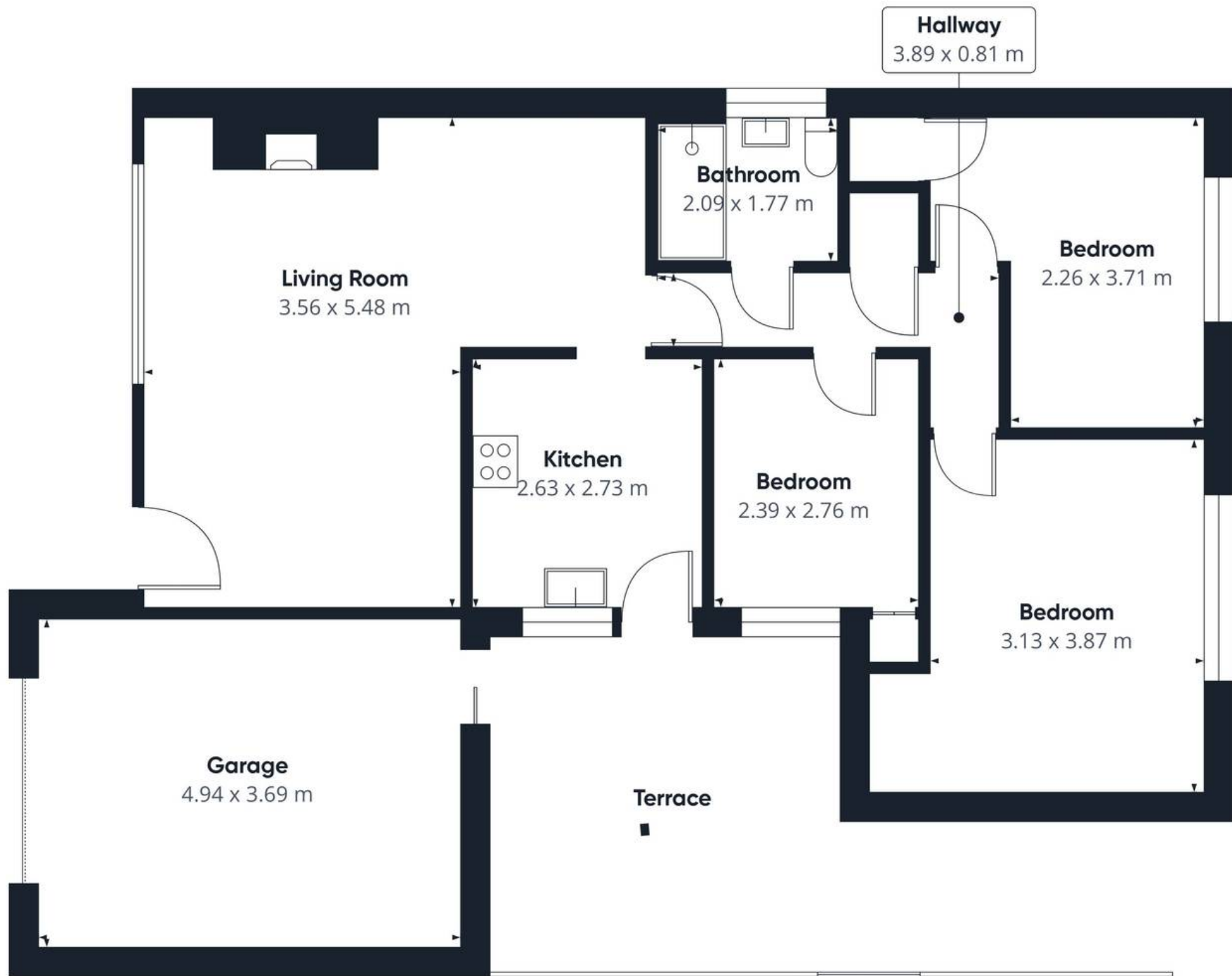


CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS : For sat-nav use EX17 3DJ and the What3Words address is [///study.closet.roadways](https://www.what3words.com/#!/en/study.closet.roadways) but if you want the traditional directions, please read on.

Head towards Exeter from Crediton High Street, pass the parish church and the fire station. Go around the corner (by Treens Motorcycles) and take the next right into Park Road and then first left into Dokkum Road, No 3 will be found on the left.





Approximate total area⁽¹⁾
88 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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.