



22 The Oaks, Yeoford

Guide Price £365,000

HELMORES
SINCE 1699

22 The Oaks

Yeoford, Crediton, EX17 5PP

- Spacious family home
- 5 Bedrooms
- Village location
- Beautiful uninterrupted views
- Extended to add stunning living area
- Enclosed garden
- Parking
- Modern large kitchen/diner

The Oaks is a small development in the pretty village of Yeoford, nestled in the Devon countryside, with a primary school, lively community and a lovely foody village pub. This property has been extended and improved massively in the duration of the current owners with upgraded kitchen and wonderful extension to the lounge with 4m bifold doors making the most of the views.

The kitchen has been upgraded with light grey shaker units and quartz effect worktop and large breakfast bar. There's an integrated dishwasher and fridge with an oven and ceramic hob, underfloor heating runs throughout the kitchen. The lounge has had a large extension on the back giving a wonderful light and spacious room to relax and enjoy, half of this room is carpeted and has an inset multifuel woodburning stove and the rear section has underfloor heating, a modern fitted display unit and 4m bi-fold doors making a perfect flow from outside to inside.





Also on the ground floor is a downstairs WC and the garage conversion provides a utility area with plumbing and fitted units with a door to the front of the property, the 5th bedroom is located just off the hallway.

Upstairs the large master bedroom has lovely uninterrupted views over the garden and countryside beyond. The 2nd bedroom is also to the rear with the views and is a spacious double with fitted wardrobe. The recently upgraded family bathroom has a bath and separate shower with a vanity sink unit. Two further bedrooms can be found to the front, one single and one double. The heating downstairs is underfloor and woodburner and the 1st floor is from infra-red heating panels. There is a solar panel (non pv) for the hot water.

Outside there is a parking space and front lawned area with flower and shrub borders then side access leads through to the rear garden. The garden is laid to lawn with decking area and patio with an attractive pergola, the property backs onto open farmland and the garden enjoys a very peaceful area to relax, entertain and enjoy.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2341.03

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled 53mbps

Drainage: Mains drainage

Heating: Underfloor Electric heating, Woodburner & Infra-red

Listed: No

Conservation Area: No

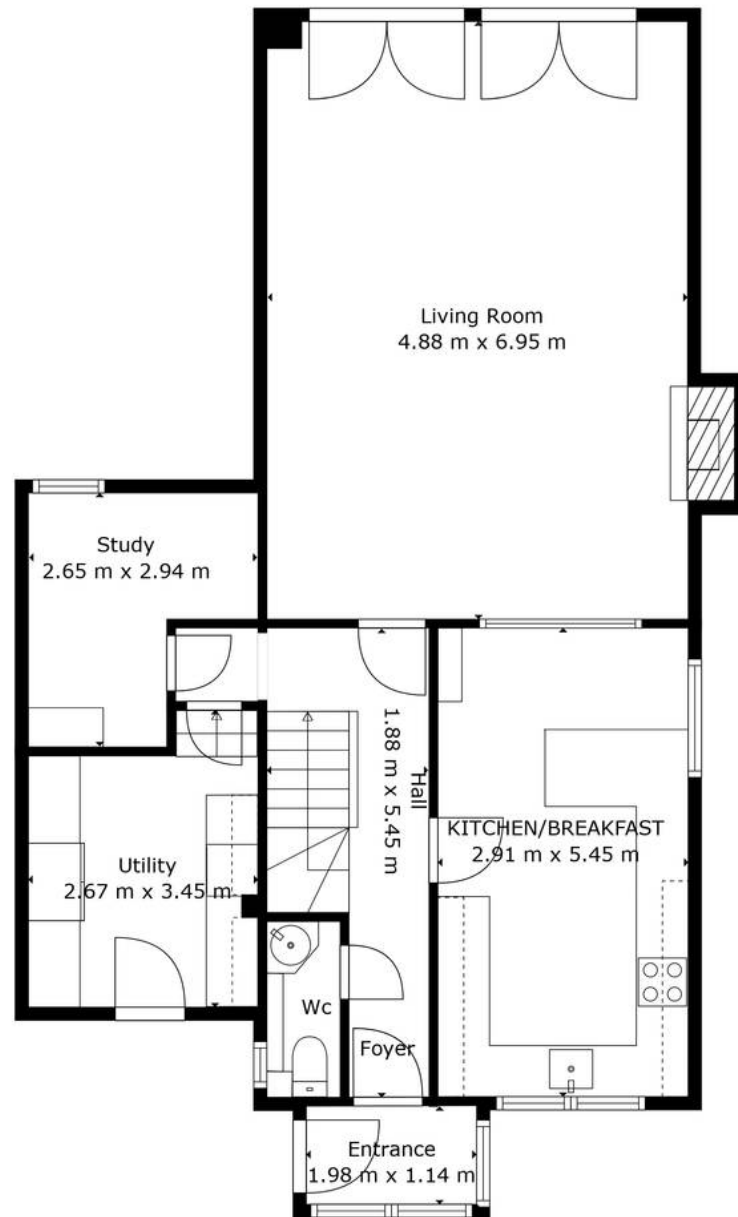
Tenure: Freehold

YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at the "best little beer festival in Mid Devon". In addition, and for those that prefer apples there is "Yeocider". The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub "The Duck" which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a "Messy Church" plus a nursery called Sweetpea's, which is currently rated "outstanding across all areas". There are lots of great countryside walks too.

DIRECTIONS

From Crediton take the A377 in a westerly direction, at St Lawrence Green traffic lights, take a left turn, head out of Crediton and Yeoford will be the next village you reach. Proceed through the village, over the bridge and The Oaks will be found on your left, no 22 is ahead to the right and marked with a Helmores board.





TOTAL: 141 m²

FLOOR 1: 80 m², FLOOR 2: 61 m²

EXCLUDED AREAS: FIREPLACE: 1 m²

Floor Plan Created By Helmores. Measurements Deemed Reliable But Only To Be Used For Guidance Purposes





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