



**3 Yeoford Meadows, Yeoford, EX17 5PW**

Guide Price **£400,000**



### 3 Yeoford Meadows

Yeoford, Crediton, EX17 5PW

- Spacious, family home
- 4 bedrooms
- Master ensuite
- Village location (with school, pub and train)
- Enlarged kitchen/breakfast room
- Lovely south facing rear garden
- Parking and garage
- Oil fired central heating and double glazing

Yeoford is a Mid Devon village, well situated just 4 miles from Crediton and has a pub/restaurant, primary school (bus to secondary school) as well as a train station linking to Crediton and onto Exeter. The A30 can be easily accessed at Cheriton Bishop for routes east or west.

The property comprises of a detached, 4 bedroomed family home, situated in a quiet cul-de-sac within the village itself. It occupies a lovely plot with a south facing rear garden. The entire plot is pretty level too making access easy and it is very well presented. The current owners have been in residence for over 20 years and in this time have further improved it with uPVC double glazing, oil fired central heating and enlarging the kitchen to provide a sociable space. In addition there is an array of solar panels (owned) which are on a good feed in tariff (FIT), this can be passed to a new owner and their use heavily subsidises energy use, meaning lower bills through the year.







The central entrance hall gives access to the living room which runs front to back and is a light room with a wood burner and doors out onto the garden. There is a separate dining room and at the rear, the kitchen has plenty of storage and working space with a central island (included) and built in appliances. There is also a useful ground floor WC (newly installed). On the first floor are 4 bedrooms, the master having its own ensuite shower room. Then there are 2 further double bedrooms and a single with its own built in storage.

Outside, to the front is a front garden with lawn and planted beds plus off-road parking for 2/3 vehicles and this leads to the attached garage. There is access to both sides and the rear garden will keep the keenest of gardeners occupied without it being overwhelming. There are paving and decking areas providing places to sit out and enjoy the south facing summer sun and area of lawn, a small pond, vegetable plots and a greenhouse.

It's a very good sized family home and with a south facing garden, it's sure to be a great home for someone who's looking for a village setting.



### 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 E – Mid Devon

Approx Age: 1980's



Construction Notes: Standard

Utilities: Mains electric, water, telephone, broadband plus Solar PV and FIT

Drainage: Mains

Heating: Oil fired central heating and wood burner

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.

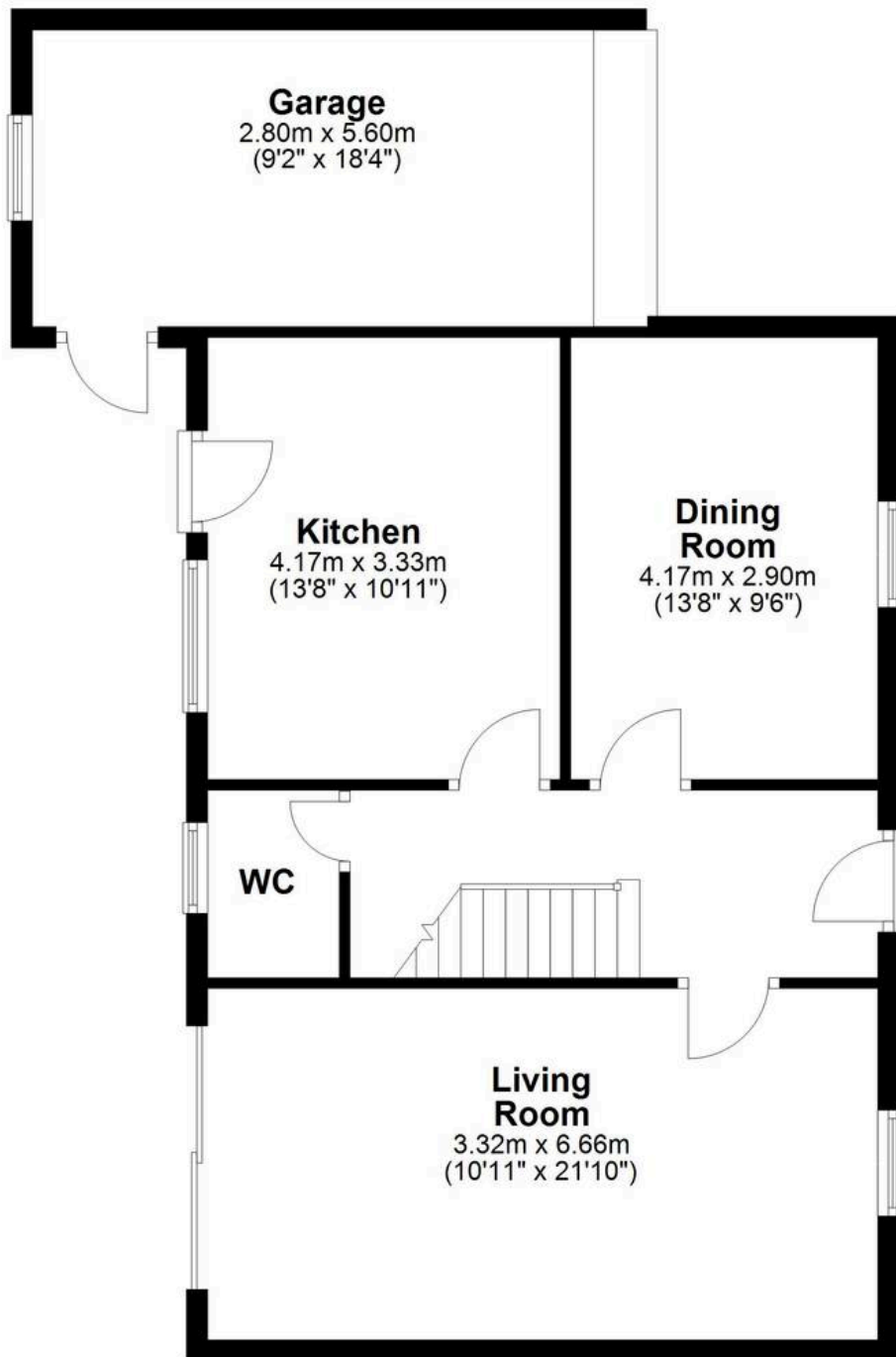
DIRECTIONS : For sat-nav use EX17 5PW and the What3Words address is [///album.acted.quits](#) but if you want the traditional directions, please read on.

When entering Yeoford from Crediton, pass The Duck on your right and go over the railway bridge, bearing left and staying on Station Road. After the smaller bridge, turn right into Yeoford Meadows, follow the road into the cul-de-sac and the property will be found on the left.

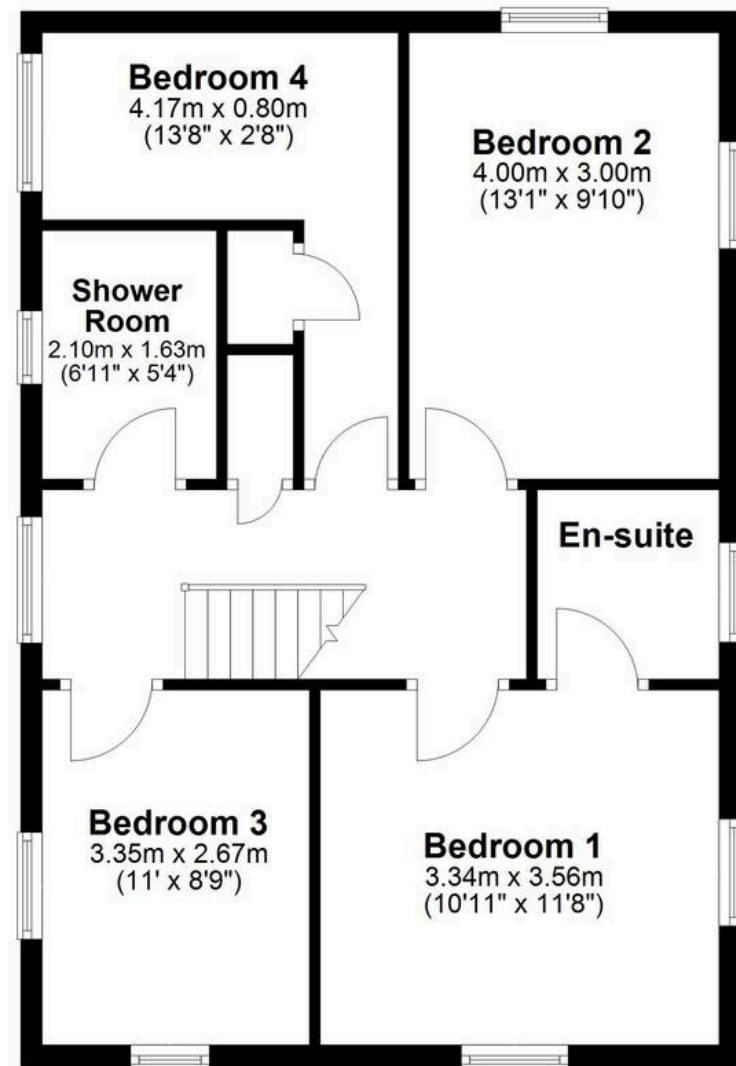




## Ground Floor



## First Floor







# Helmores

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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.