



Millholme, Station Road, Yeoford, EX17 5HZ

Guide Price **£425,000**

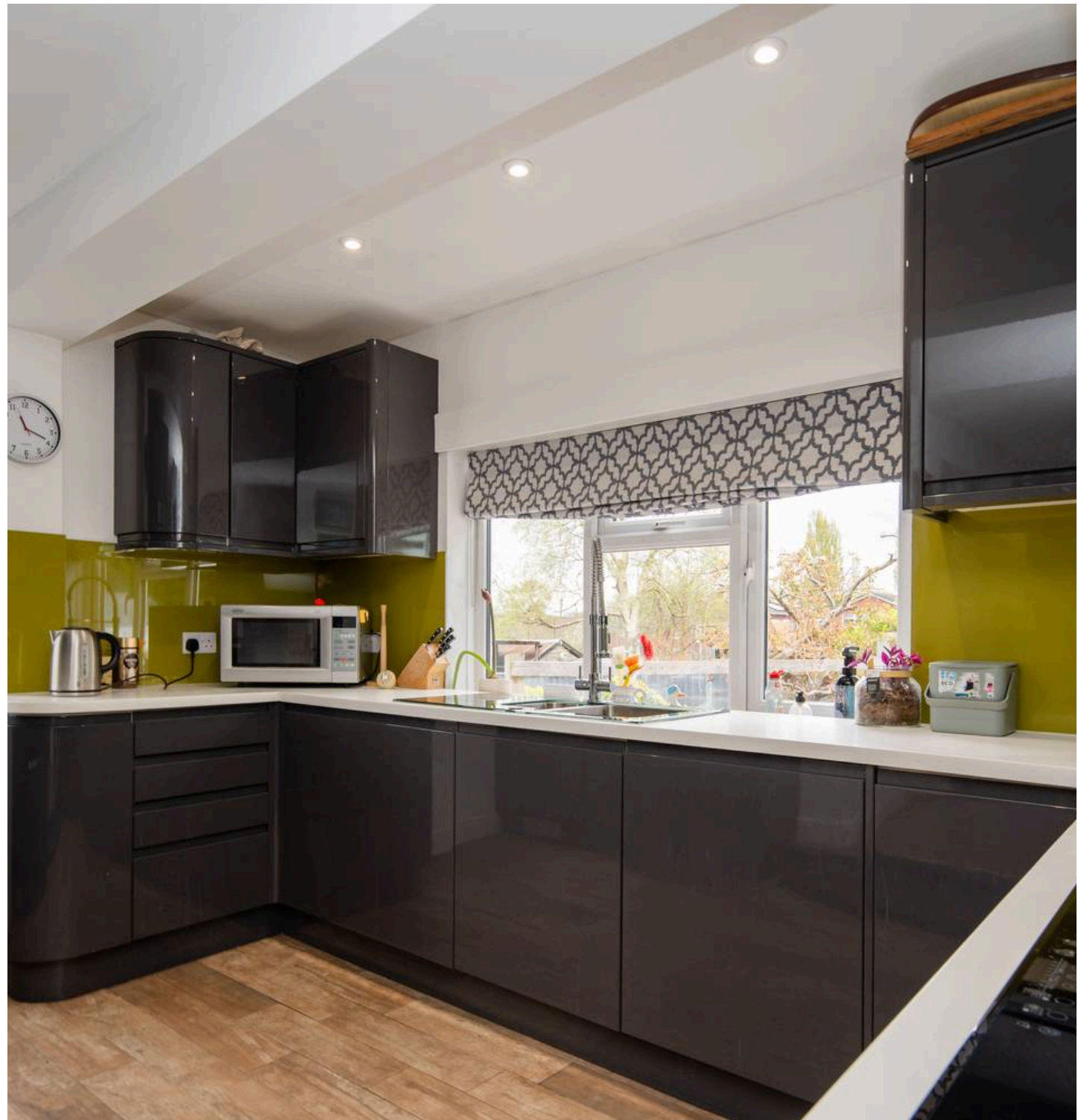
Millholme, Station Road

Yeoford, Crediton

- Large detached bungalow
- Tucked away village position
- Quarter acre plot
- Village with pub, school and train (to Exeter)
- 5 bedrooms
- Ample living spaces
- Characterful for a bungalow
- Lovely gardens
- Private drive and parking
- No chain

Tucked away, off the village road at the end of its own drive is this substantial bungalow set in approx. quarter acre gardens. Its appeal will be wide with ample living space both inside and out, it will attract couples and families looking to enjoy all it has to offer. The village, just 10 minutes south west of Crediton, has a very good gastro pub – The Duck, plus a primary school (bus to secondary) and a train station linking through to Exeter, plus the A30 at Cheriton Bishop is only 10 minutes to the south opening up road networks for the whole county and beyond. Due to its easy links, Yeoford supports a good community and contains a diverse range of properties.

The approach is via a private drive (initially the neighbour has a ROW) which opens into the parking area to the front complete with a single garage to the side. The gardens (down a couple of steps) wrap around the property and provide ample lawns,





planted beds and seating areas and the removal of some unwanted trees has led to a more open and light garden. There's certainly enough garden to keep most occupied. Internally, due to its size, there are plenty of options on how the spaces are used. A useful entrance provides room for coats and shoes and the laundry/boiler room is on hand too – ideal for busy households. There's a great sized kitchen which opens into the dining area and then a large conservatory/garden room over looking the garden provides further entertaining or relaxing space. There's a good sized living room with fireplace and then at the rear, the current layout gives five bedrooms (one with a small ensuite) and the whole property is served by a family bathroom and separate WC. It's been well maintained and has oil fired central heating with an open fire, plus solar PV's with a good feed in tariff can be transferred to a new owner* for lower bills/income. *Agents' notes: The property is next to a very small village primary school although the gardens are on the opposite side of the property. There are leased solar panels on the property (ask agents for more details) which can be passed onto the next owner. If you require a mortgage, please check with your broker/lender before offering.



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 D – Mid Devon

Approx Age: 1950's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: No

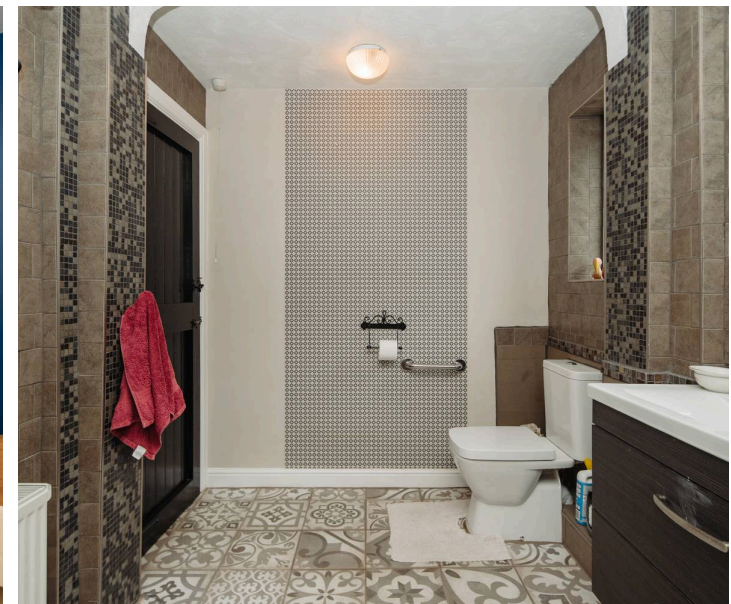
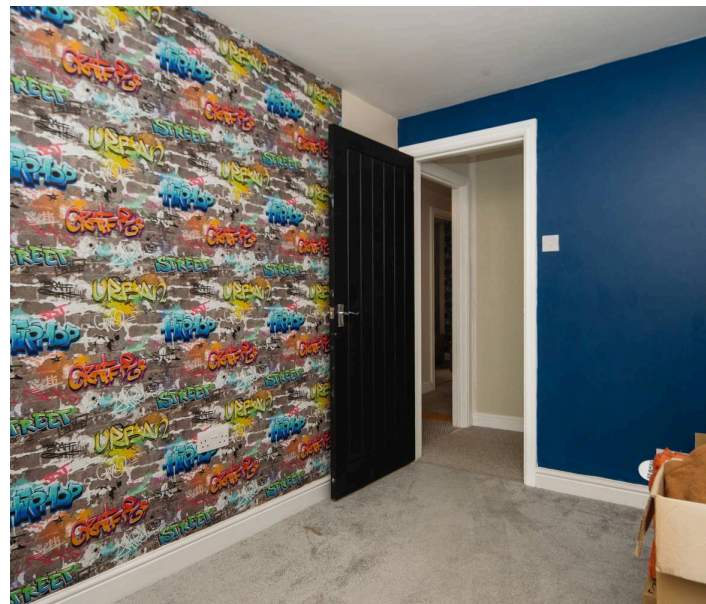
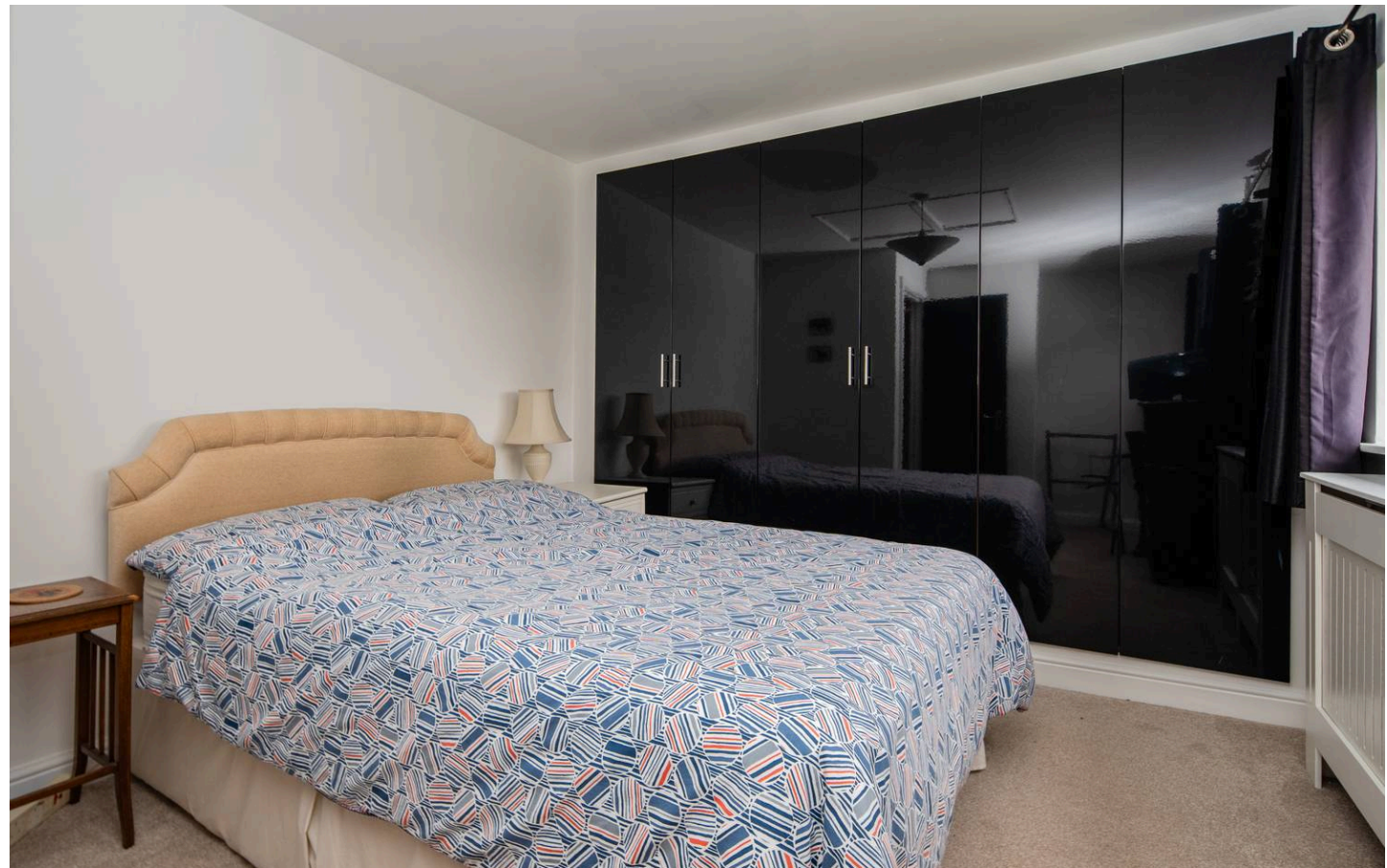
Conservation Area: No

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 5HZ and the What3Words address is [///torch.eagle.proved](#) but if you would like the traditional directions, please read on.

Enter Yeoford from Crediton and proceed past The Duck, over the bridge and bear left staying on the village road. As you rise up the hill, the entrance to Millholme will be found on your right before reaching the primary school.



Ground Floor

Approx. 206.3 sq. metres (2220.4 sq. feet)



Total area: approx. 206.3 sq. metres (2220.4 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.