



21 Drakes Meadow



# 21 Drakes Meadow

Yarcombe, Honiton, EX14 9BN

Chard: 6.1 miles Honiton: 7.8 miles Taunton: 12.3 miles

A modernised end of terrace house, with private garden and off-road parking in a quiet village location, surrounded by beautiful countryside.

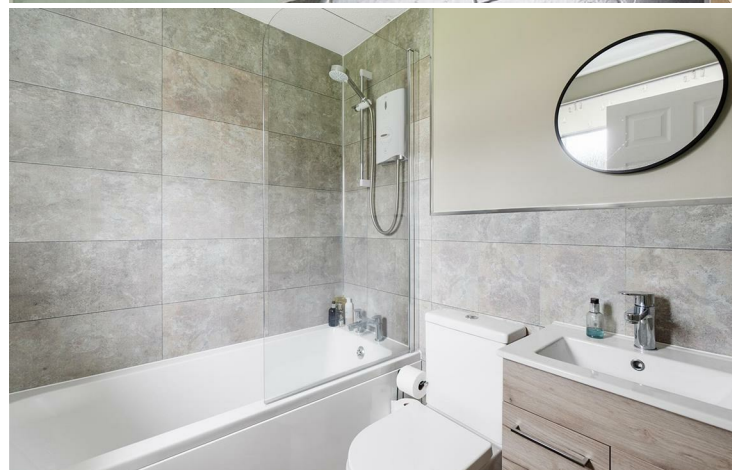
- Two bedrooms
- Kitchen/diner
- Village location
- Enclosed rear garden
- Modernised throughout
- Off-road parking
- Freehold
- Council Tax Band B

Offers In Excess Of £220,000

## SITUATION

Drakes Meadow is located in a tucked away spot in the village of Yarcombe, within the Blackdown Hills, an Area of Outstanding Natural Beauty. Yarcombe is a quaint village with an attractive 14th Century Parish Church, village hall and a well regarded guest house and restaurant, The Belfry.

Conveniently located, being 13 miles to the north is Taunton, the County Town of Somerset with rail links to London Paddington and access to the M5. Taunton offers a wide range of shopping facilities, leisure pursuits and a good range of private schools. Colyton Grammar School is within a 20 minute drive and the popular Woodroffe School at the costal Lyme Regis is within 15 miles. The town of Chard is approximately 4 miles, and Honiton 8 miles, both of which offer day to day facilities with Honiton holding a twice weekly street market, alongside a main line rail station to the London Waterloo line. Access to the A303 is just over 1 mile to the north.



## DESCRIPTION

This property is situated in a quiet location and offers light accommodation throughout. The entrance hall provides a useful space for boots and coats. The lounge is a good size, with large window overlooking the rear garden. Double doors lead through to the kitchen/diner. The modern fitted kitchen offers plenty of cupboard space with laminate worktops over, Belfast sink, electric oven, space (and plumbing) for washing machine and undercounter fridge/freezer.

On the first floor there are two good sized bedrooms and recently fitted modern family bathroom. Bedroom 1 is dual aspect and benefits from built-in wardrobes.

## OUTSIDE

The rear garden is mainly laid to lawn, with patio area for outdoor dining, and wooden garden shed.

Off-road parking is available at the front of the property, with 1 allocated parking space at the rear.

## SERVICES

Mains electricity, water (metered) and drainage. Thermostat controlled electric radiators in each room.

Standard and ultrafast broadband available. EE, Three, Vodafone and O2 mobile networks available outside (Ofcom).

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

## DIRECTIONS

From Honiton head east on the A30 branching right on the top of the hill signposted to Chard and Yarcombe. Upon entering the village go around the tight right hand bend and take the road to the left, after The Belfry. Follow this road for approximately 100ft and Drakes Meadow will be your first turning on the right, just after the village hall.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



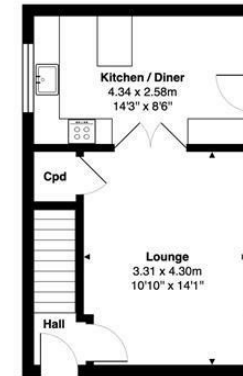
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

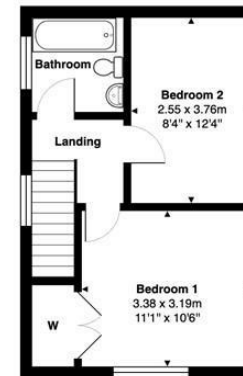
honiton@stags.co.uk

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Ground Floor



First Floor

Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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