



**8 Station Road, Yeoford, EX17 5HU**

Guide Price **£245,000**

## 8 Station Road

Yeoford, Crediton

- Mid terraced village cottage
- Extended ground floor layout
- Beautifully presented
- 2 bedrooms and first floor bathroom
- Large kitchen/dining room
- Level plot
- Front and rear gardens
- Parking option at rear
- No chain

Yeoford is a little hidden gem set amongst the rolling Mid Devon countryside. Only 10 minutes from both Crediton and the A30 at Chertion Bishop, it's well positioned to give residents easy options for amenities whilst being in a traditional village. Not only that, but with a primary school (bus to secondary), a great gastro pub (The Duck) and a railway station linking to Exeter, it's got huge appeal.

This mid-terraced period cottage also has a lot to offer which may not be immediately apparent on first glance, so a more detailed look is well worth while. To begin with, it's not listed and whilst there's plenty of character, a more modern rear extension has been built which creates a light, spacious kitchen/dining room, ideal for entertaining and opening out to the rear garden. The cosy living room, with its flagstone flooring, looks out to the front garden and the dividing hedge is a real draw for bird life which can be enjoyed from the comfort of the sofa and the warmth of the real fire.





On the first floor are the two bedrooms which share a shower room. There's LPG central heating (operates like mains gas with bottles delivered and installed on a contract when needed) and all windows are double glazed.

Outside to the front is a level front garden which sets it back from the village road. A small wall and gate give some privacy and safety to those with smaller children or pets and the pathway leads to the front door. On a visit you'll notice the very busy hedgehog hotel too which brings plenty of pleasure watching them enjoy a stay. To the rear is a fenced rear garden with planted raised beds, shed and log store. It's worth noting that although parking is freely available directly to the front of the house on the street (all neighbours are very respectful to one another), there is a right of way via the lane to the side of the row which leads to the back garden and a parking space. Currently, the parking space has been incorporated within the garden but the fence could be moved and parking re-established depending on a new owners' needs.

This is a super cottage, in a great village and all without being isolated and in great condition.



### **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 B – Mid Devon

Approx Age: 1800s

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: LPG heating

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 3FS and the What3Words address is ///note.sharpen.suave but if you want the traditional directions, please read on.

From Crediton, head out to Yeoford and as you reach the village, pass The Duck on your right, go over the railway bridge and bear left through the village. Go over the river bridge and the property will be found on your right after the turning to Yeoford Meadows.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
62.4 m<sup>2</sup>

(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.

**GIRAFFE360**



## Helmores

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