



25 Yeo View, Yeoford, EX17 5HY

Guide Price **£230,000**

25 Yeo View

Yeoford, Crediton

- Extensively improved village home
- Three bedrooms
- Spacious kitchen & dining room
- Living room opening onto the garden
- West-facing level rear garden
- Driveway parking for two cars
- Integral garage with electric roller door
- Rewired with updated windows & doors
- Central heating & double glazing
- Walk to school, pub, shop & railway station

Yeoford is one of those villages that manages to offer proper Devon village life without leaving you reliant on the car for everything. Set in a pretty valley just a few miles from Crediton, there's a primary school, community hall and recreation ground, whilst the excellent Duck at Yeoford combines a popular country pub and restaurant with the village shop. Perhaps best of all for commuters, the railway station provides regular services towards both Exeter and Barnstaple, making the village particularly appealing to anyone wanting a rural lifestyle whilst retaining an easy connection to the city via rail or the A30 just a few miles away.

Yeo View itself is a comfortable family home that's undergone extensive improvement over recent years, meaning much of the expensive work has already been taken care of. The house has been rewired, updated with replacement windows and doors and benefits from central heating, whilst the





kitchen, shower room, flooring and decoration have all been modernised too. Inside, there's a good sense of space, with a generous kitchen and dining room providing plenty of room for family meals and a separate living room opening directly onto the rear garden. Upstairs are three bedrooms and the modern shower room, whilst downstairs there's the added practicality of a WC and internal access into the garage. It's an easy house to move into and enjoy, whilst still leaving plenty of opportunity to add your own touches over time.

Outside, there's considerably more than you might expect from a village house at this price point. The driveway provides off-road parking for two vehicles and leads to the integral garage, complete with electric roller door, light and power. At the rear is a particularly good-sized, level garden with a westerly aspect, giving it plenty of afternoon and evening sunshine. There's lawn for children or pets, established borders and a paved seating area immediately behind the house, with the living room opening straight onto it. For anyone looking for village life with a garden, parking and garage, but still needing straightforward access to Crediton and Exeter, Yeo View makes a very convincing all-round package.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric central heating to radiators (new boiler in January 2026)

Construction: Standard

Listed: No



Conservation Area: No

Tenure: Freehold

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.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

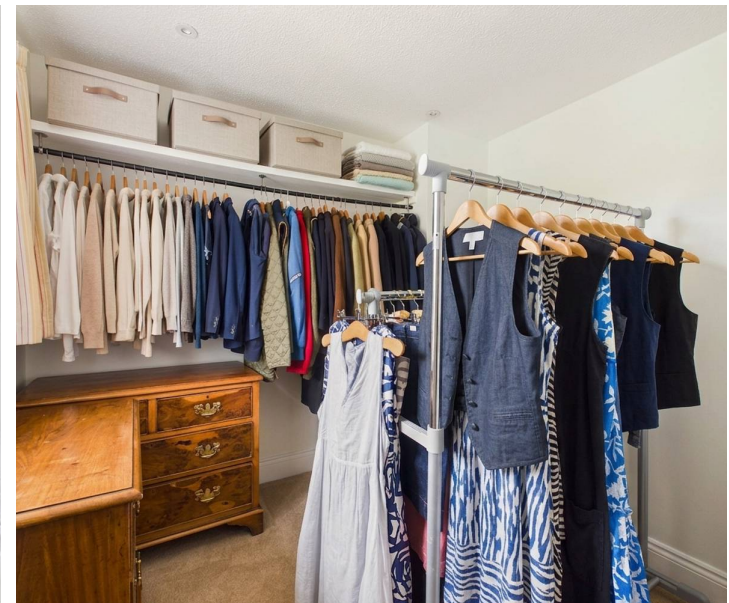
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

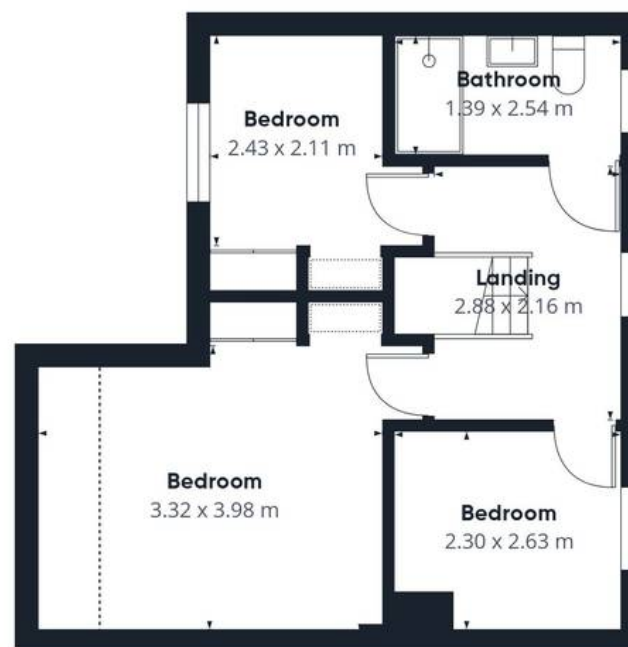
Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.





Floor 0



Floor 1

Approximate total area⁽¹⁾

81 m²

Reduced headroom

2.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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YEOFORD village is nestled among Devon's rolling hills and offers the tranquillity of country life but with the excellent transport links desired by those requiring access to Devon's larger towns and cities. The nearest of these towns is Crediton, just four miles away where a range of local amenities can be found and there is a school bus for children attending QE Secondary School here. Meanwhile, the Tarka Trainline makes Exeter easily accessible as does the A30 via Cheriton Bishop. Village-life in Yeoford is well served where a thriving local community makes full use of its modern community hall with recreation ground and all the activities these provide, once a week the hall also runs a Post Office facility. Central to many villages is the pub, and Yeoford excels with the well-regarded gastro-pub 'The Duck' which 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 an early-years nursery called Sweetpea's, which is currently rated "outstanding across all areas".

DIRECTIONS : Use EX17 5HY or the what3words is [///only.chosen.worksheet](https://www.what3words.com/only.chosen.worksheet)



Upon entering Yeoford from Crediton, pass The Duck on your right, go over the railway bridge and bear left, over the river bridge and start up the hill. The property will be found on your right just before the turning on the right into Yeo View.



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.