



- **Excellent 4 bedroom detached house**
- **Village position with train station and pub**
- **En-suite to master**
- **Living room opening onto south facing garden**
- **Utility and study**
- **Carport and off-road parking**



**Guide Price £350,000**

**HELMORES**  
SINCE 1699

**1 CHAPEL CLOSE**  
Yeoford, EX17 5BL



A superb, modern detached family house, well located in a cul-de-sac location in the picturesque village of Yeoford, with lovely views to the rear - 4 bedrooms plus study, driveway and carport

The house was originally built in 2008 and is presented in good order throughout. It is detached with approx. 1300 sqft of internal space over the two floors. Being in a cul-de-sac location, it is well positioned and ideal for families with a level and enclosed rear garden. There is zoned underfloor heating to the ground floor and conventional radiators to the first floor which run from an oil boiler.

The ground floor is accessed from a central hallway with solid engineered oak flooring with a study, wc and utility all at hand. The large living/dining room runs front to back with plenty of light through the front bay window and French doors to the rear opening out onto the garden. The German "Alno" kitchen provides a real feature of the house with polished black granite worktops, integrated appliances including double oven, ceramic touch control hob, fridge, separate freezer, microwave and dishwasher.

On the first floor are 4 bedrooms with the master bedroom having a built-in mirrored wardrobe and en-suite shower room. The remaining 3 bedrooms and the family bathroom are also very well presented.

Outside is a driveway with parking which leads to a timber carport and being adjacent to the house/garden, it is ideally positioned. The lawned front garden sets the house back from the road and the rear garden is south facing and level with paving and lawn, plus a garden shed. The garden extends to a max of 16m where a wooden fence separates off a further area with sleeper steps leading down to a small stream (the stream marks the boundary). The garden has a lovely outlook over the adjacent meadow (owned by a neighbour).

Please see the floorplan for room sizes.

Council Tax: E (Mid Devon)

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

EPC : C

**DIRECTIONS :** On entering Yeoford from Crediton proceed into the village and across the railway bridge and follow the road around to the left, Chapel Close is on the right with No.1 being on the left hand side of the cul-de-sac.

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 as 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 group for the under 5s called Sweet Peas. There are lots of great countryside walks too.

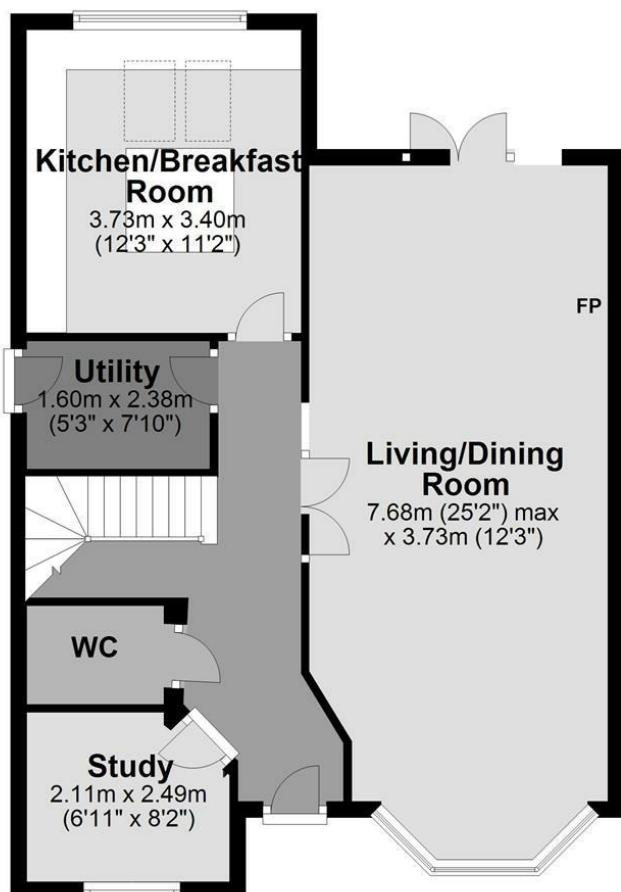
#### COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: [helmores.com/staysafe](http://helmores.com/staysafe)

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

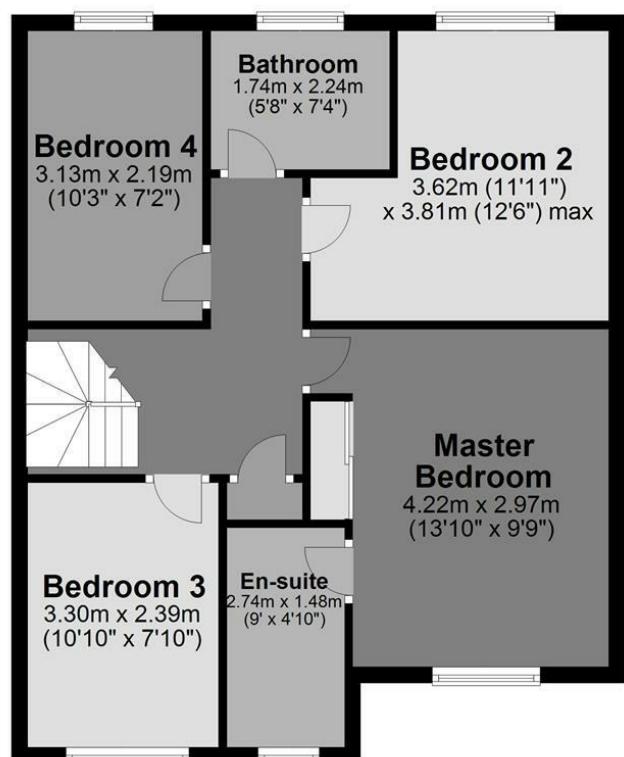
**Ground Floor**

Approx. 66.0 sq. metres (710.4 sq. feet)



**First Floor**

Approx. 61.8 sq. metres (665.0 sq. feet)



Total area: approx. 127.8 sq. metres (1375.5 sq. feet)



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