



20 The Oaks, Yeoford, Crediton EX17 5PP

£1,050 pcm

HELMORES
SINCE 1699

20 The Oaks

Yeoford, Crediton

This very well presented and good sized, three bedroom property is on the popular, quiet residential estate of 'The Oaks' in Yeoford. The property benefits from an attached garage and off road parking and has a small area of grass to the front and a surprisingly large and very well maintained, level, rear garden with access from the kitchen. The ground floor includes the kitchen, large living room and wc and on the first floor there are two generous double rooms (1 en-suite) and a third smaller room and family bathroom. There is oil fired central heating system and full double glazing.

Please contact us to discuss further or to arrange a viewing;

Terms;

Available - Immediately

Rent - £1050pcm

Deposit - £1050

Unfurnished

Heating - Oil

Pets - Considered

EPC - Awaiting assessment



HELMORES
SINCE 1699



DIRECTIONS : Upon entering Yeoford from Crediton, proceed past the pub, over the railway bridge and river bridge, along Station Road, and take the first left into The Oaks. Number 26 will be found approx. 50 yards in front of you

For sat nav , please follow EX17 5PP

What3words - [///bottom.panic.nation](https://www.what3words.com/#!/bottom.panic.nation)

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.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.



HELMORES
SINCE 1699

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

[HELP!](#) I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here:

<https://www.helmores.com/rent/renting-guide/>



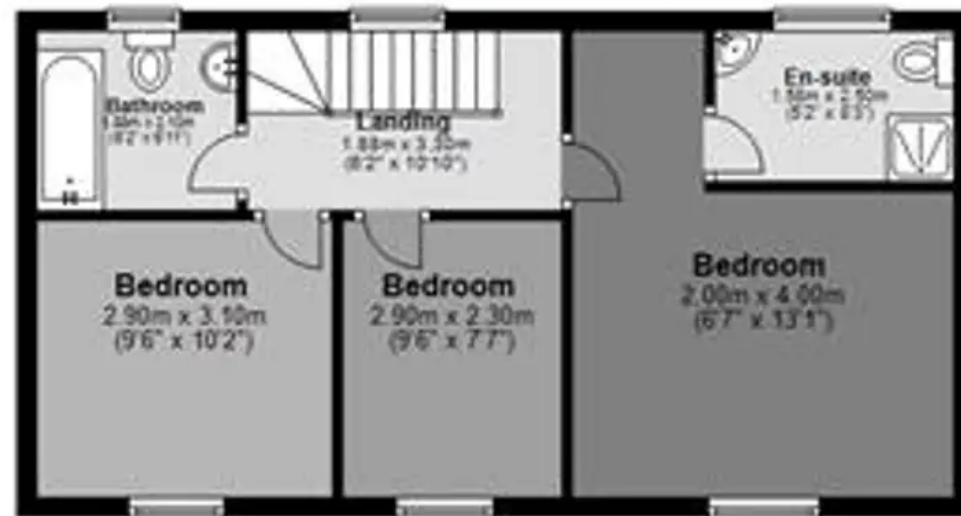
Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 93.7 sq. metres (1008.8 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

<https://helmores.com/>

HELMORES
SINCE 1699

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.