



10 The Oaks, Yeoford, EX17 5PP

Guide Price **£400,000**

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10 The Oaks

Yeoford

- Link-detached family home in fantastic condition
- Four bedrooms, plus ground floor 5th bedroom with en-suite
- Spacious living room & large garden room
- Corner plot with level & enclosed garden
- Double garage & parking
- Lovely village location, close to school, train & foody pub
- uPVC double glazing throughout

The Oaks is a village cul-de-sac with this family sized link-detached house taking up a corner plot position, just a short walk to village's many amenities (including Primary School, Foody Pub & Train Station) with good road access to the A30 in one direction and Crediton just 10 minutes away.



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The accommodation is well-presented throughout. There are four first floor bedrooms, the master and third bedroom have built-in wardrobes, all served by a white suite family bathroom. On the ground floor is a lovely large living room with double doors to the newly renovated garden room which links back to the kitchen/dining room. From the hallway, there is a ground floor bedroom (fifth bedroom option) which adds a flexible arrangement as it has an en-suite wet room attached. This could also be used as a study or potentially a treatment room (subject to permissions if running a small business). Heating is by way of efficient electric radiators/heaters, plus an LPG gas fire in the living room. The whole property is uPVC double glazed.

Outside: The corner plot position gives off road parking for 2 and lawned gardens to the front, with gates to the double garage (light, power, up & over door) to the side. The level rear garden (12m x 12m) wraps around the conservatory, it is west facing so has the sun from late morning until late evening and is largely lawned, with a brick paved seating area and a fishpond with water feature.



Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Mains electric, water, telephone & broadband

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Modern electric heaters & radiators

Listed: No

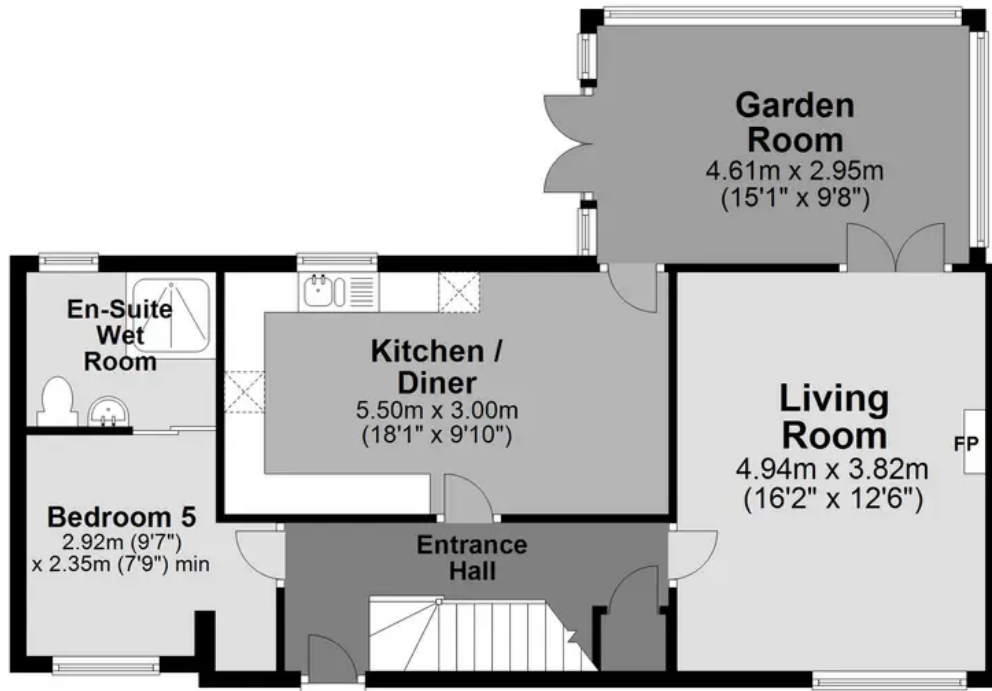
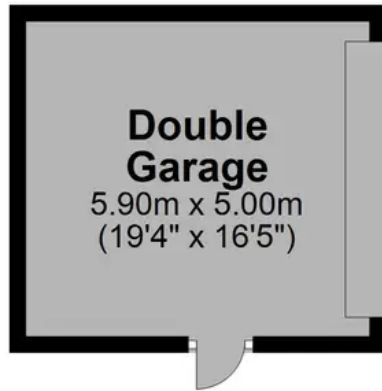
Tenure: Freehold

DIRECTIONS : Upon entering Yeoford from the Crediton direction, pass The Duck on your right, proceed over both bridges and The Oaks will be found along on your left-hand side.

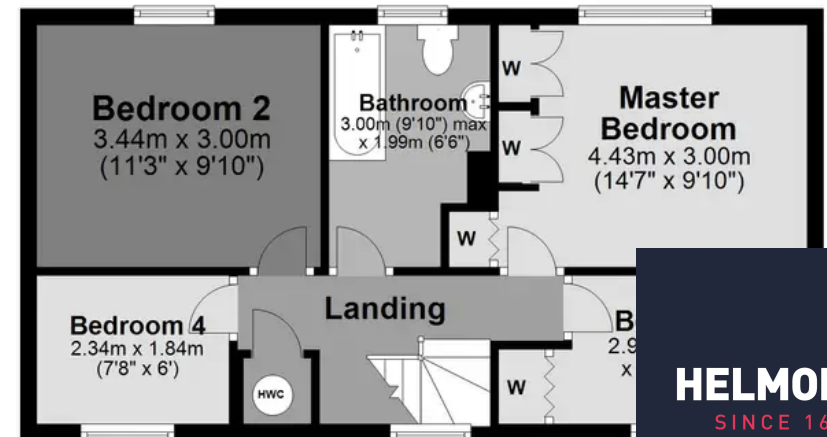
YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at 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 nursery called Sweetpea's, which is currently rated "outstanding across all areas". There are lots of great countryside walks too.



Ground Floor
 Approx. 72.2 sq. metres (776.9 sq. feet)



First Floor
 Approx. 46.0 sq. metres (494.6 sq. feet)



Total area: approx. 118.1 sq. metres (1271.5 sq. feet)





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