



3 Yeo Crescent, Crediton EX17 3FL

Guide Price £365,000

HELMORES
SINCE 1699

3 Yeo Crescent

Crediton, Crediton

- 4 bedroom semi-detached house in immaculate condition
- Living room opening onto decking and garden
- Open plan kitchen/dining/family room with views
- Additional utility room
- Master ensuite plus family bathroom
- Landscaped south facing gardens
- Exeter side of town
- Additional garden room or home office potential
- Off-road parking and good sized garage
- Hive controlled central heating

Tarka View is a fantastic Devonshire Homes development on the edge of Crediton, completed in 2023. It's a popular destination with easy access to the town and into Exeter on the A377 or across to Tedburn for the A30. The houses are a mix of styles and this was the original "Newton" house type. Since the initial build, the owner has had some additional landscaping completed to the south facing rear garden and it has been very well looked after by the first owner.



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The views over the rooftops towards the golf course are great and this certainly adds to the feeling of space, as does the open greenery opposite the house at the front.

The house is large and presented over 3 floors. You enter on the middle level where there's a traditional hallway with WC and bedroom 4 which could be used as a study, providing flexibility to the space. To the rear, and with the southerly outlook, is the open plan kitchen/dining room, and with room for a sofa too, it's a really social space which forms the hub of the home. There's the usual integrated appliances and tiled flooring.

Down to the lower ground floor is the main living room, a good sized room with double doors opening onto the decked terrace. Again, facing south it's a light room by day but a great room to hunker down in the evenings too. There's a useful laundry/utility room too on this level. On the top floor are the further 3 bedrooms, all of a good size, and the family bathroom. The master bedroom has a lovely ensuite shower room. As one would expect, the house is well insulated and has all mains services and carries the remainder of the structural warranty.



Outside, to the front is an area of garden setting it back from the quiet development road and off-road parking on the driveway which leads to the garage. The garage is a great size and bigger than an average single!

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There's scope to increase the parking area and it's worth mentioning, subject to planning, there is a possibility of extending over the garage. A pathway to the side gives access to the south facing rear garden. It's been recently landscaped to provide a lower level lawn area, a sleeper raised bed and the social raised decking (accessed from the living room too) provides a seating area with storage under. Another bonus and accessed from the garden decking is an additional room. Part of the house, it can be used as a store but many have converted it to a home office or hobby room to add an extra room to the property.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25-
£2496.09

Utilities: Mains electric, gas, water, telephone &
broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (Hive controlled)

Listed: No

Tenure: Freehold (there is a management fee of approx.
152.20 per year to cover communal grassed areas.

DIRECTIONS : For sat-nav use EX17 3FL and the
What3Words address is ///numeral.held.vegetable

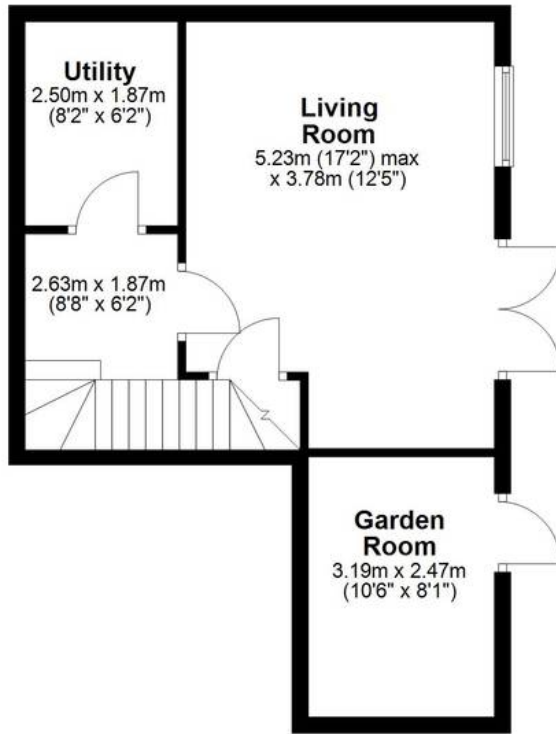
but if you want the traditional directions, please read on.

From Crediton High Street head towards Exeter and at
the Wellparks (Tesco) roundabout, turn left and up the
hill. Take the first left into Tarka Way and continue taking
the second right into Yeo Crescent and the house will be
found on the left.



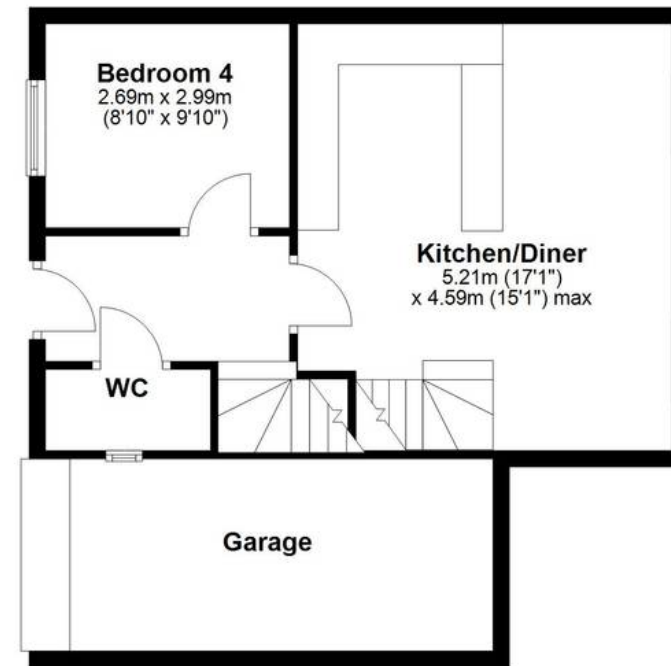
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



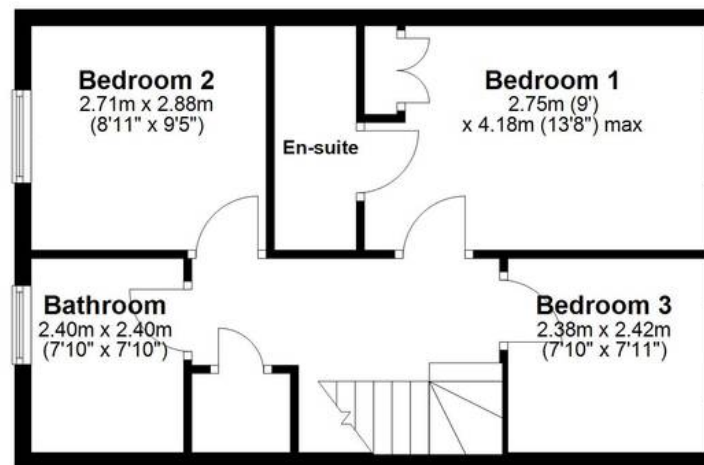
First Floor

Approx. 54.6 sq. metres (588.0 sq. feet)



Second Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 137.6 sq. metres (1480.8 sq. feet)

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