



## 17 Yeoford Meadows, Yeoford, EX17 5PW

Guide Price £330,000

**HELMORES**  
SINCE 1699



# 17 Yeoford Meadows

Yeoford, Crediton, EX17 5PW

- Detached home
- 3 bedrooms
- Garage and parking
- Garden front & back
- Master bedroom with ensuite
- Village location
- Tucked away and private

Yeoford is very desirable village with the added bonus of a fantastic foody pub 'The Duck' and a regular train service to Exeter. Yeoford Meadows is a quality development of detached houses and no 17 can be found tucked away in the corner on a private plot. Just a short walk to the primary school, pub & train station it will suit a wide range on anyone's tick list.

Access to the property leads to you into a hallway with a downstairs WC and an internal door to the garage. The lounge is a good size with a storage cupboard and then a door leads out to the kitchen/diner. The kitchen has views to the garden with an array of units with space for a dishwasher, washer/dryer & fridge. There is an electric oven & 4 ring ceramic hob. From the dining area there are patio doors out to the garden.





Upstairs the master bedroom has a deep bay window facing west, a built-in wardrobe and an ensuite white suite shower room. The 2nd bedroom is a double overlooking the garden & the 3rd bedroom is a single, currently utilised as an office. The main bathroom has a shower over the bath with a glass screen, this is also a white suite and has an attractive vanity sink unit. An airing cupboard space can be found on the landing and the loft is boarded with light and a ladder. The LPG gas tank is privately owned and there is uPVC double glazing throughout.

Outside on the entrance is parking for 2/3 cars, a lawned area and a garage which has plumbing electric & light. There is also an EV charging port here. There is side access to the rear garden which is laid to lawn along with some flower/vegetable beds, the garden provides a very private space to enjoy.

Agents Notes: The current owners have outline planning to add an additional bedroom and larger living area which plans can be made available if required.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2341.03

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG Boiler for central heating

Listed: No

Tenure: Freehold





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 nursery called Sweetpeas which has recently been rated Outstanding by OFSTED. There are lots of great countryside walks too.

#### DIRECTIONS

From Crediton High Street, head in a westerly direction and at St Lawrence Green take a left turn at the lights onto Lanscore, keep ahead on this road until you reach the village of Yeoford. Keep going through the village and Yeoford Meadows will be found on the right, go ahead through to the last house on the left.

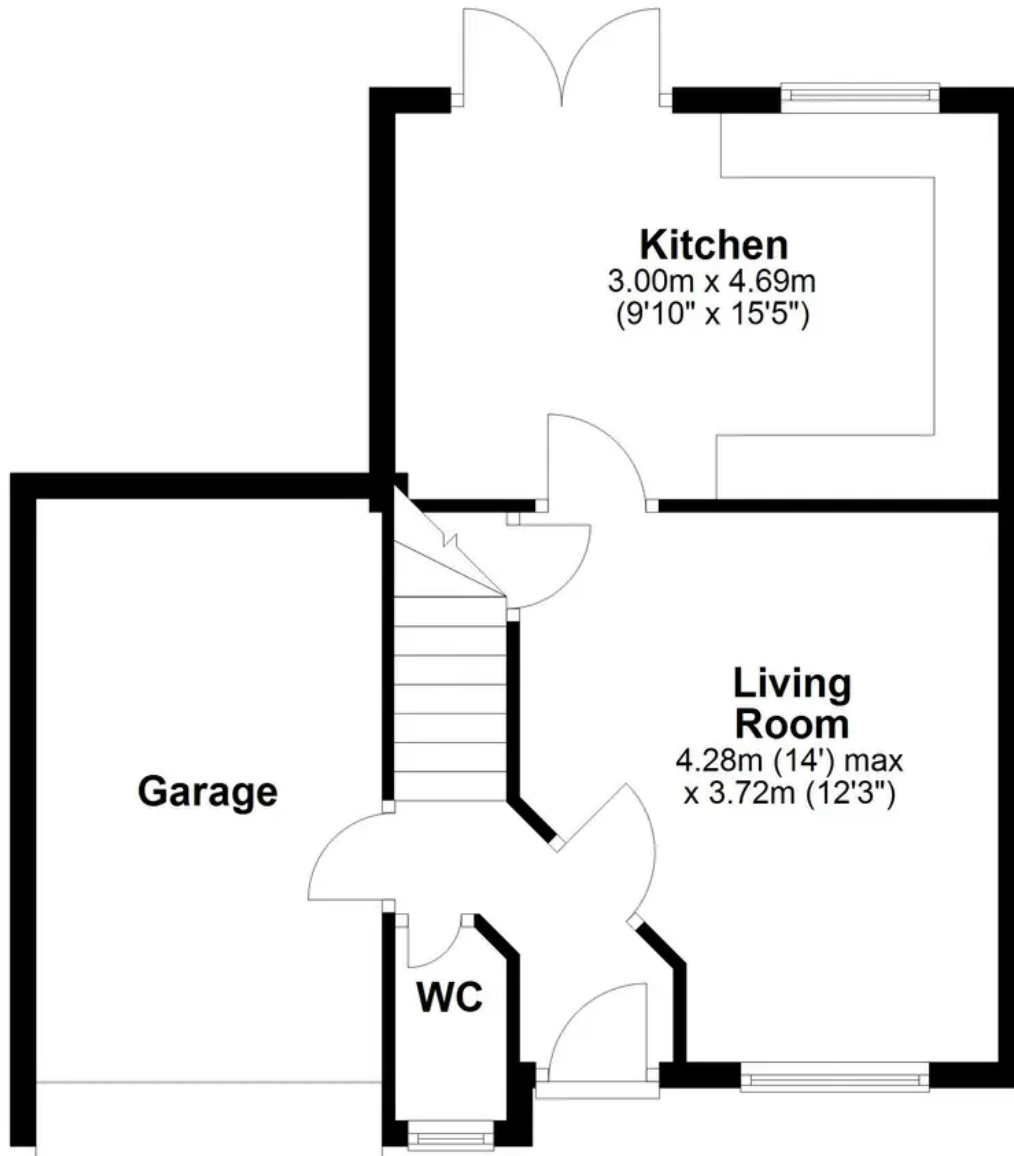
What3Words: ///firm.blunt.releasing





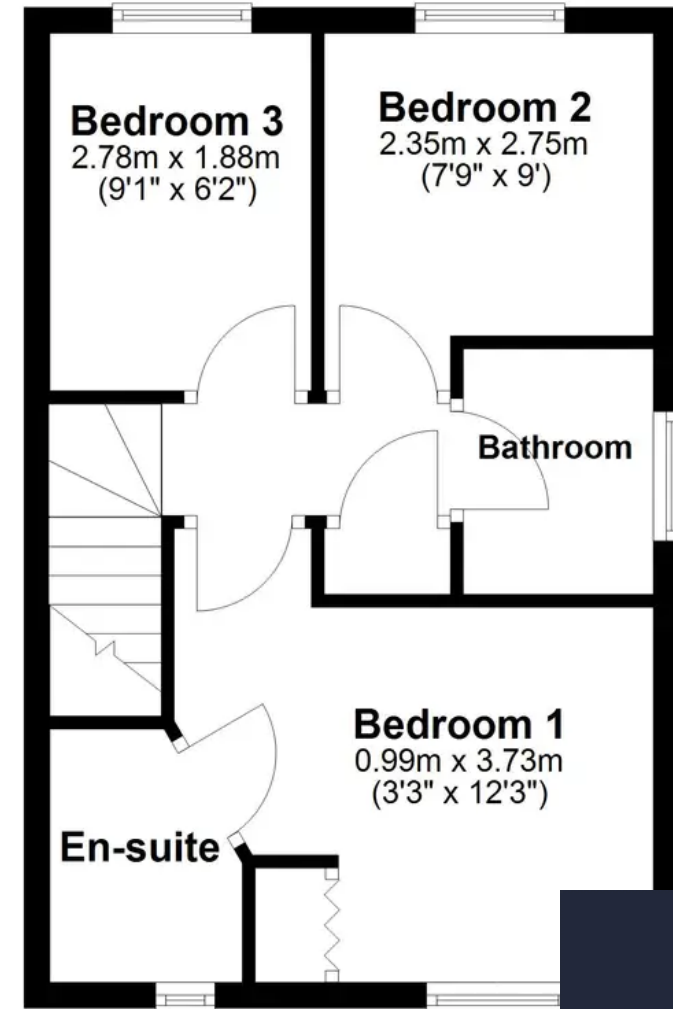
## Ground Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

**HELMORES**  
SINCE 1699





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[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.