



9 The Oaks, Yeoford, EX17 5PP

Guide Price £345,000

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9 The Oaks

Yeoford, Crediton, EX17 5PP

- Cul-de-sac link detached house
- Village location
- 4 bedrooms including 1 on ground floor
- Open plan living spaces
- Modern kitchen and bathrooms
- Utility and ground floor WC
- Great sized level rear garden
- Off-road parking
- Village with pub, Primary School and train station

Yeoford is a Mid-Devon village located between Crediton and Cheriton Bishop, well situated for access to both Crediton and to Exeter by road or rail with a station in the village. There's a popular dining pub (The Duck) which also has a pop-up shop for essentials and there's a primary school (bus service to Crediton for secondary). It's a village surrounded by rolling countryside and there are miles of endless rural walks on the doorstep. Built in 1988, The Oaks is a cul-de-sac development of 3 and 4 bedroom homes which have good sized level plots.



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This house started life as a link detached 3 bedroom home but a re-model by the current owners has brought it up to date with more of an open plan style living arrangement on the ground floor. The conversion of the former garage in 2009 adds a playroom/4th bedroom, utility room and a ground floor WC to the house too, making it ideal for families.

The entrance hall gives access to the main living space which is open plan which makes it spacious and light throughout the ground floor. There is a well fitted kitchen with integrated appliances, dining area and then the living room, which holds a Clearview Pioneer 400 log burning stove with a beautiful welsh slate hearth & surround. There's the aforementioned utility room and WC to the front of the house and a good-sized bedroom completes the ground floor at the rear. On the first floor, the landing serves the 3 bedrooms and the family bathroom.

Outside, there's a garden area to the front and off-road parking on the drive. It may be possible to create further parking if desired adjacent to the existing drive but there's plenty of additional parking on the road to the front. The rear garden is a really good size and is west facing meaning it gets the afternoon and evening sun - sure to be an attraction for many. It's level and timber fencing marks the perimeter. There's a wildlife pond and paved patio with a retractable awning giving shade when needed to the patio and into the living room too.

It's a very nice, comfortable family home and with 4 bedrooms giving flexible living arrangements and the lovely garden, it's a great option to be your next home.

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: A mixture of electric heating and a high specification fuel efficient Clearview Pioneer 400 log burning stove.

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 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.

DIRECTIONS : For sat-nav use EX17 5PP and the What3Words address is [///alongside.twig.receiving](https://www.what3words.com/alongside.twig.receiving)

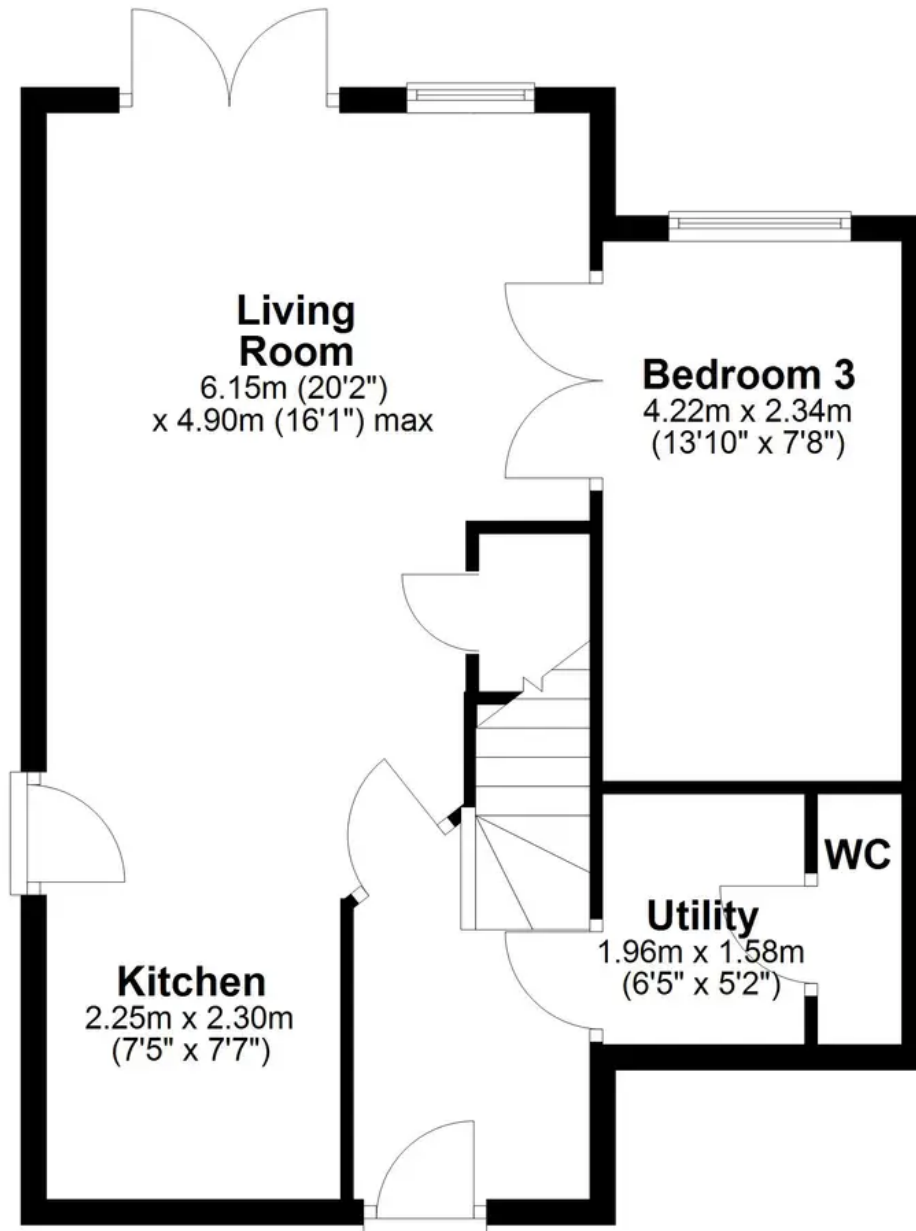
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and bear left into Landscrope and then continue down over Westwood Hill and leave the town. After approx. 4 miles, arrive in Yeoford and pass The Duck on your right, go over the railway bridge and bear left staying on the village road. Take the next left into The Oaks and then bear left again and the property will be found towards the end on the left.



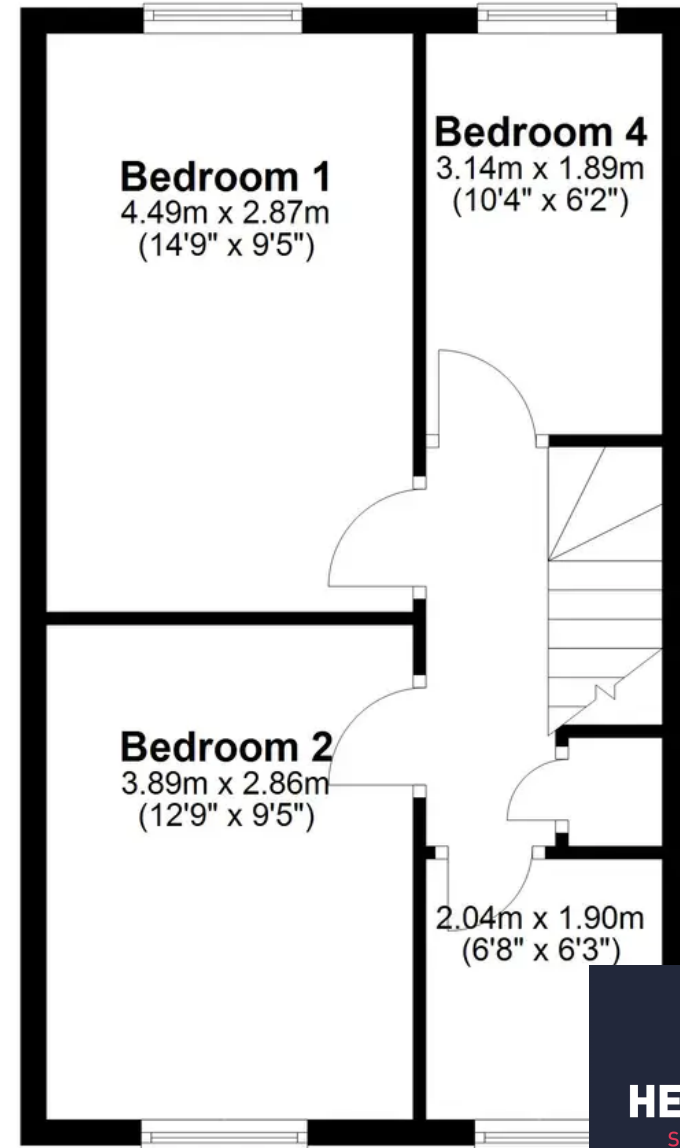
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 sq. feet)

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