



23 The Oaks, Yeoford, EX17 5PP

Guide Price **£320,000**

23 The Oaks

Yeoford, Crediton, EX17 5PP

- 4 bedroom link detached house
- Village location
- Train station, pub and school
- Kitchen/diner
- Living room and conservatory
- Parking and garage
- Level plot
- Lovely garden backing onto fields

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.





No 23 benefits from a good sized plot which backs onto the fields at the rear, making for a wonderful rural outlook whilst being in the village. The house is link detached (being joined to the neighbour by the garage only) and is brick under a tiled roof. It's a spacious family home with plenty of potential to improve if required. There's a kitchen/dining room to the front and a good sized living room beyond which opens into a large conservatory. As one would expect, there's a ground floor WC and to the rear of the garage is a very useful store for recycling etc and access to the rear of the garage too. On the first floor, there are 4 bedrooms (the 4th being used as a study) and a family bathroom.

To the front is ample off-road parking for 2/3 vehicles and of course, access to the garage. The rear garden is approx. 25m x 8m and level, backing onto fields so there's room to extend if desired. There's a couple of timber storage sheds and a lovely paved seating area between lawns. The gardens are certainly a real feature of the property albeit a bit of a blank canvass and it's sure to keep those with the greenest of fingers occupied.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1980's

Construction Notes: Standard brick cavity and tiled roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

Heating: Electric storage heating

Listed: No

Conservation Area: No

Tenure: Freehold



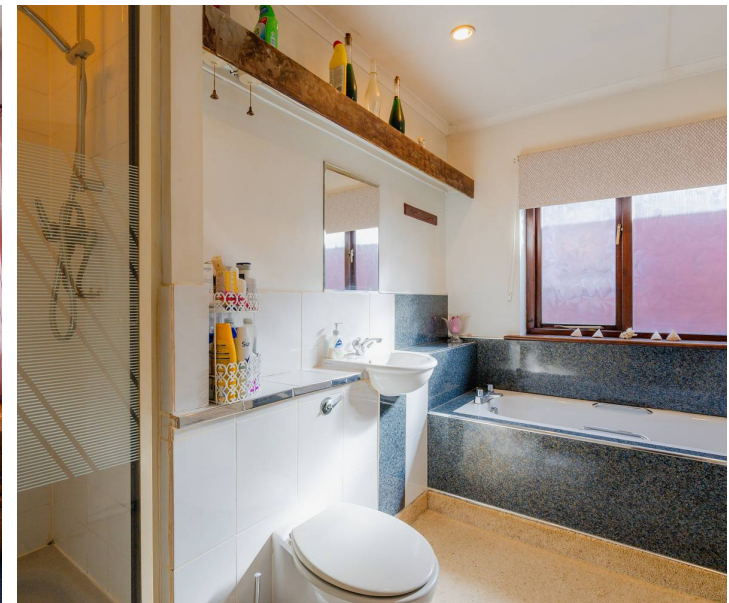
YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at 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 [///premaure.applauded.dote](https://www.what3words.com/#!/premaure.applauded.dote)

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

When entering Yeoford from Crediton, pass The Duck on your right and at the end of the railway bridge, bear left staying on the village road. Take the next left into The Oaks and at the fork, bear left and the property will be on the right.



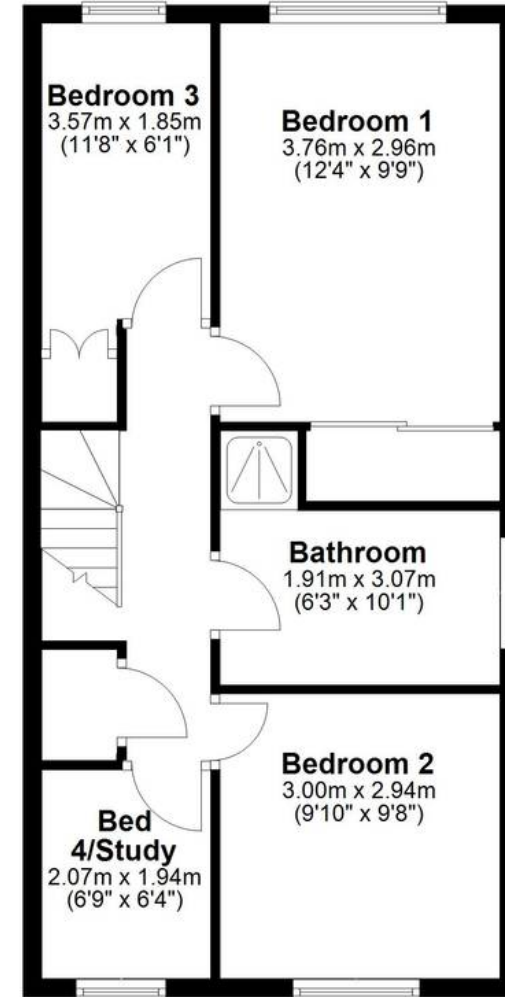
Ground Floor

Approx. 79.8 sq. metres (858.4 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



Total area: approx. 128.8 sq. metres (1386.2 sq. feet)



Helmores

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