



11 Yeo Crescent, Crediton, EX17 3FL

Guide Price **£395,000**

11 Yeo Crescent

Crediton, EX17 3FL

- Detached 3 bedroom home
- Popular town location
- Very generous plot
- Elevated and off main roads with views
- Landscaped rear garden
- Upgraded specification
- En-suite and utility
- Garage and parking
- No chain

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 "Barnstaple" house type. The current owners have had the property since new and had some extras installed before moving in including upgraded appliances, tiled floors and quartz worktops. In addition to the original upgrades, there has also been more with plenty of built in storage including a media wall and wardrobes, the creation of additional parking and the rear garden has been landscaped (see later). The plot is generous and its position, being slightly elevated, is both quiet and has some wonderful views, plus, with only fields behind, you aren't overlooked from above.

The layout adds some character to this detached, 3 bedroom home with split levels although it feels more traditional than you may imagine. There's a social kitchen/dining room on the entrance floor with a useful utility room and ever useful WC.





A half flight of stairs takes you to the living room which is on the rear and with doors and views to the rear garden. There is a fitted media wall and a large wall of cupboards has been added, ideal for games and toys to be out of sight but easily accessible! Up again are 2 bedrooms and the family bathroom and then another half flight up to the master bedroom which has its own ensuite and Sharps fitted wardrobes.

Outside to the front is the driveway leading to the garage (single adjoined to neighbours garage) with an electric door and ample parking for a couple of vehicles on the drive. There is a secondary parking area that's been created at the front too. From the utility room, there's a small paved area, ideal for bins and recycling with a gate to the front and the main garden (steps up beside the garage) is a really good size and much bigger than you may expect. The lower area has been paved and then steps lead up to the lawn and at the top of the garden is another paved tier with a pergola, making the most of the views and this makes for a wonderful seating and entertaining area. There's also raised borders which could be used for growing or simply planting as a feature.

It's a really lovely house, a great design, well presented and a good specification, plus that sizeable plot and a great location on this sought after development.



Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 2019

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas central heating

Listed: No



Conservation Area: No

Tenure: Freehold (there is a management fee of approx. £152.20 per year to cover communal grass and planted areas)

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

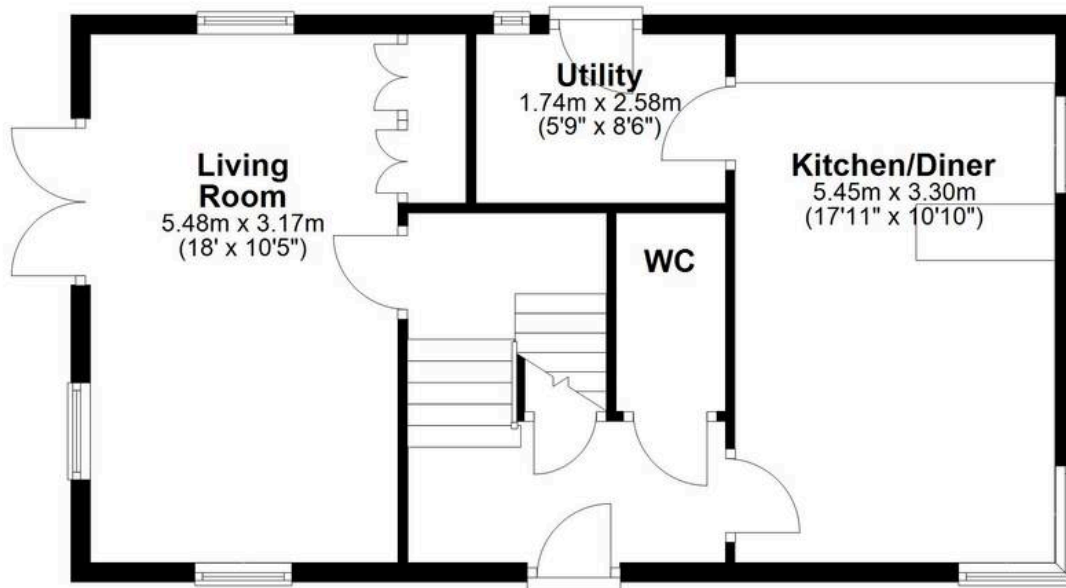
DIRECTIONS : For sat-nav use EX17 3FL and the What3Words address is [///dragging.tonality.static](https://www.what3words.com/#!/dragging.tonality.static)

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 until taking the second right into Yeo Crescent, follow the road around to the right and the property will be found on the left.

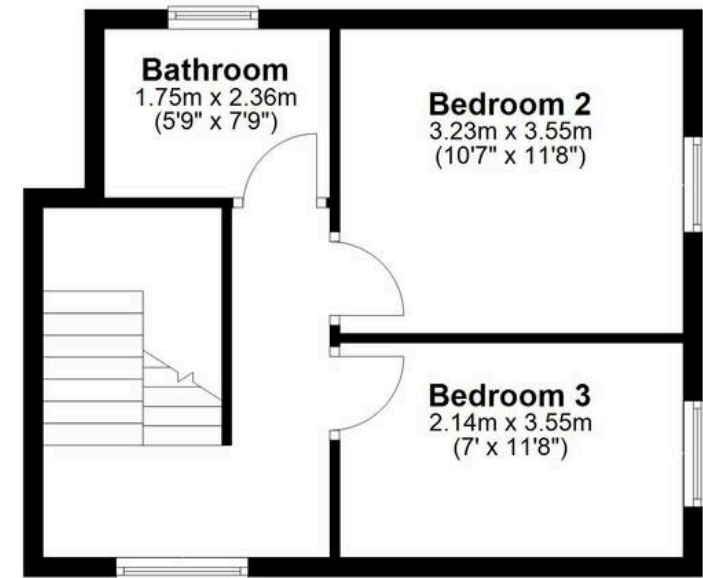
Ground Floor

Approx. 54.3 sq. metres (585.0 sq. feet)



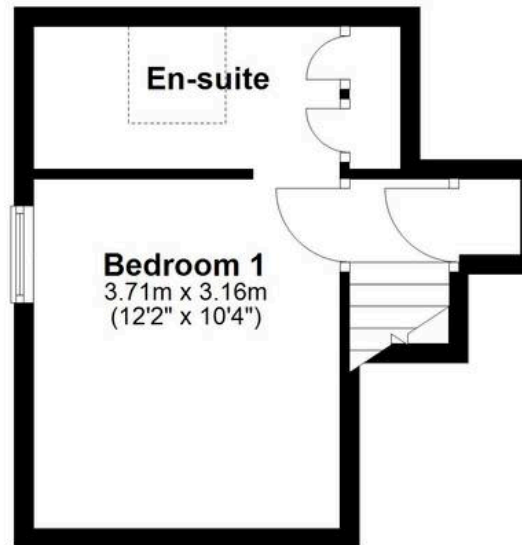
First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Second Floor

Approx. 20.2 sq. metres (217.2 sq. feet)



Total area: approx. 109.5 sq. metres (1178.9 sq. feet)



Helmores

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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.