



26 Yeoford Meadows, Yeoford

Guide Price £395,000

26 Yeoford Meadows

Yeoford, Crediton, EX17 5PW

- Spacious 4 bedroom detached home
- Popular village location
- Ensuite to the master bedroom
- Easy to maintain garden
- Parking for 4 vehicles
- Large garage
- Walking distance to rail links for Exeter & Barnstaple
- Lovely foody pub within walking distance

Yeoford remains a very popular village set in the rolling Mid Devon hills with the local train station offering great links to Exeter and Barnstaple. The Duck being the local pub renowned for it's fabulous menu and all just 3 miles from the bustling market town of Crediton. Yeoford Meadows is a small desirable development with well spaced out and attractive homes, this property sits tucked up in the corner in a quiet position.

There is an entrance porch giving access through to the lounge with understairs storage and an opening through to the separate dining area, from here there is patio doors out to the garden and then a door through to the kitchen. The kitchen has beech units with undercounter oven and ceramic 4 ring hob above. There is space for a fridge/freezer, washing machine and dishwasher and a picture window with views out to the garden. To the side is a downstairs WC and an integrated door directly into the garage.





Upstairs there are four bedrooms, the master has integrated wardrobes and an ensuite shower room, the other front facing bedroom is a large double with two integrated wardrobes. To the rear is a large single room currently utilised as an office and a further double bedroom with fitted wardrobes. The master bathroom has a white suite p shaped bath with shower over and has floor to ceiling tiles. There is uPVC double glazing throughout and the heating is from an LPG boiler (underground tank on drive).

To the front of the property is a drive with parking for 4 vehicles and a decorative chipping area, there is access both sides of the property to the rear garden which has been laid to patio and chippings for ease of maintenance with attractive shrub and tree borders.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2,341.03

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

Broadband within this postcode: Superfast 56mbps

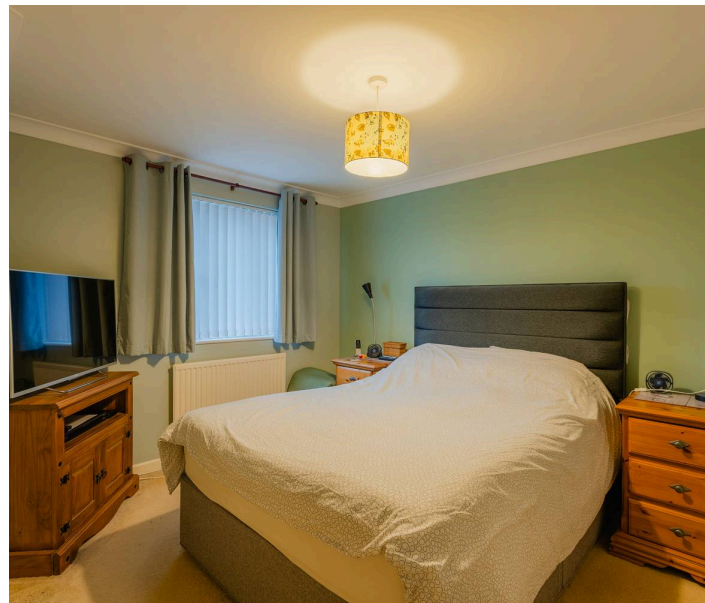
Drainage: Mains drainage

Heating: LPG central heating (tank in front garden not shared)

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

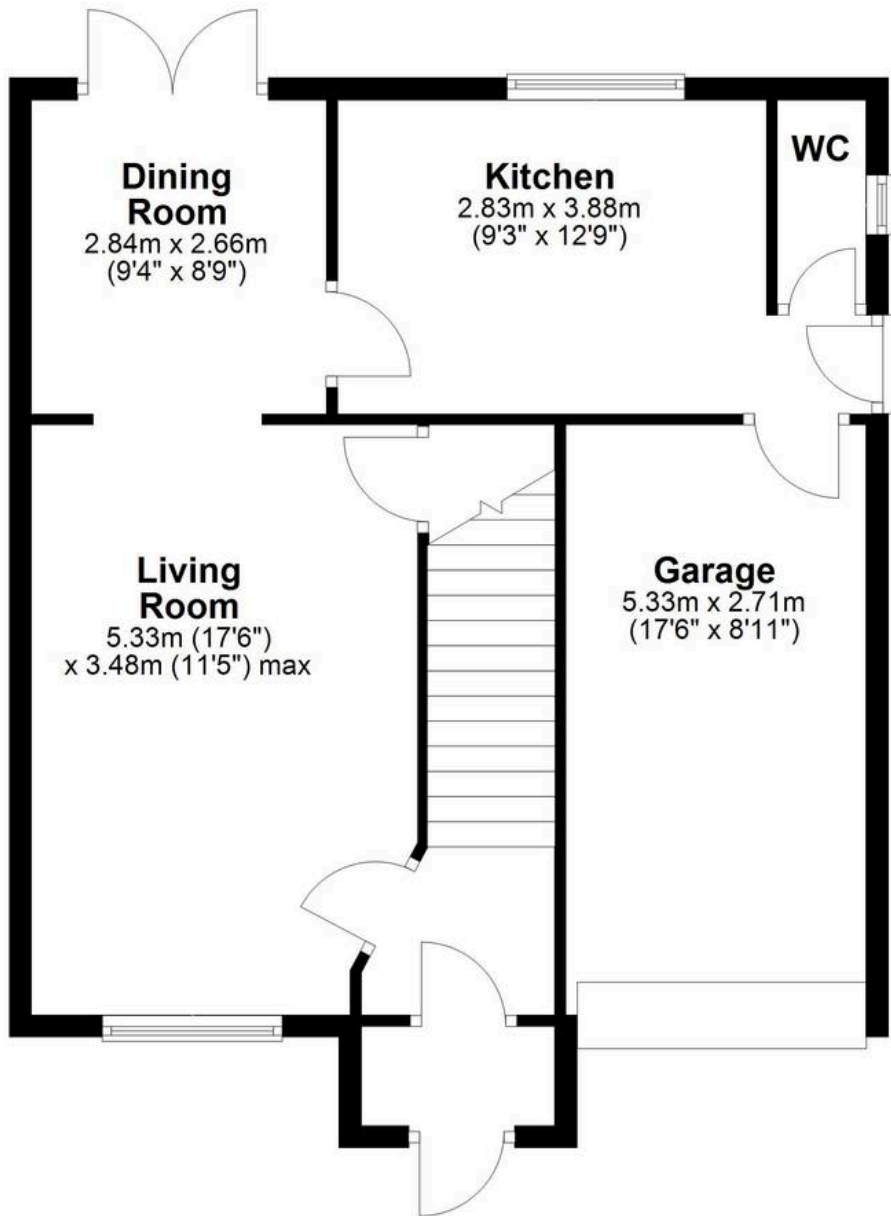
From Crediton head in a westerly direction and take a left turn at the traffic lights on St Lawrence Green. Continue on this road until you reach the village of Yeoford, after the bridge take a right turn onto Yeoford Meadows and number 26 can be found at the end on the right.

What3Words: ///masking.divider.rainwater



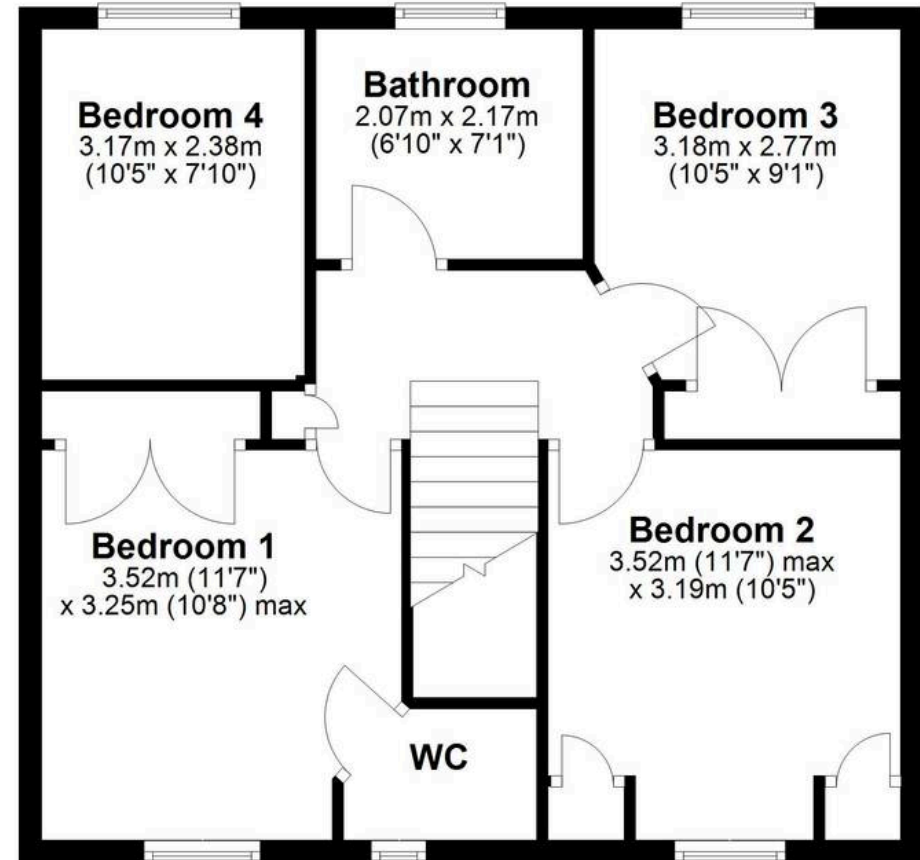
Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.3 sq. feet)



Total area: approx. 120.4 sq. metres (1295.4 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.