



**15 The Oaks, Yeoford, EX17 5PP**

Guide Price **£399,950**

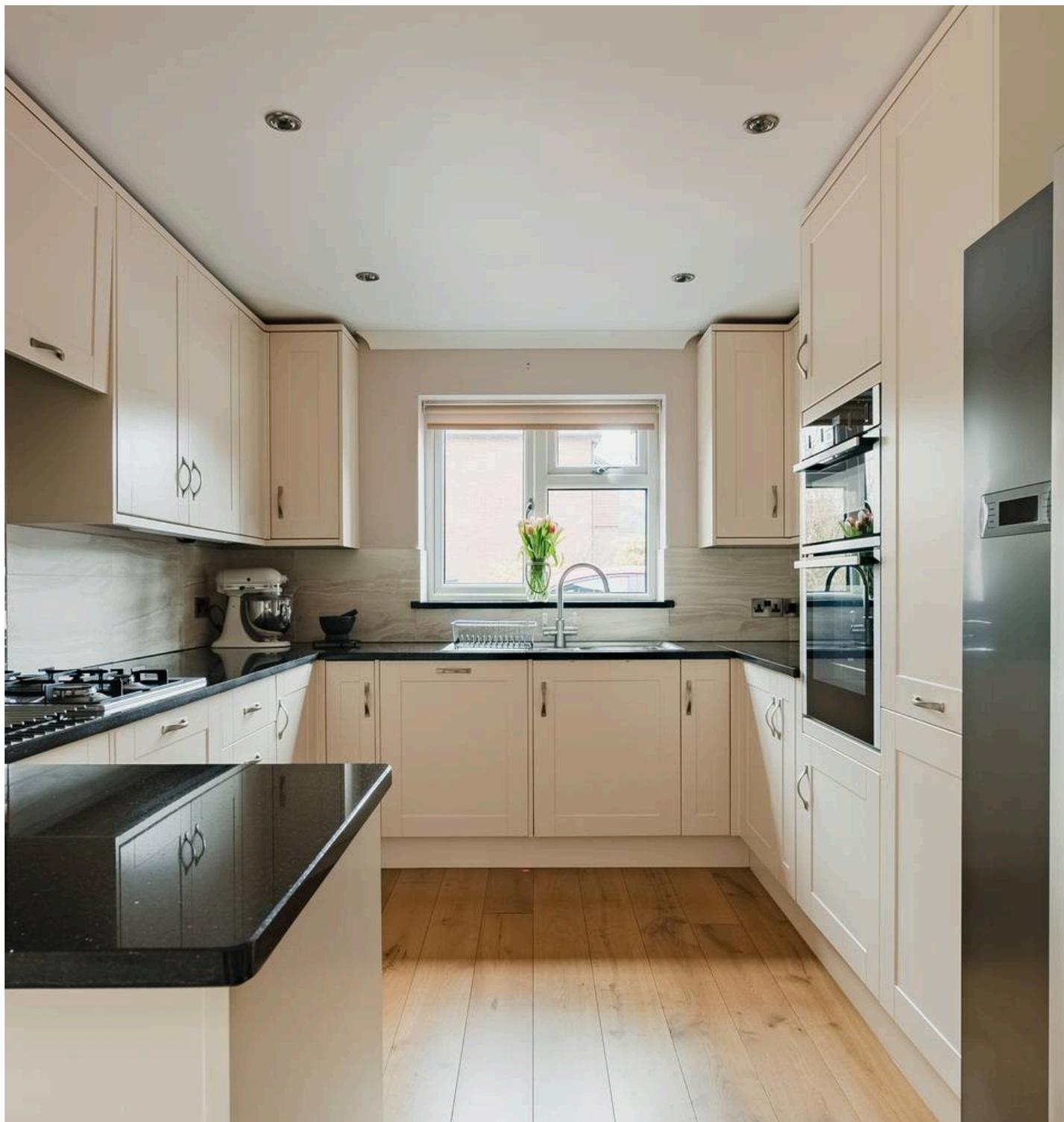
## 15 The Oaks

Yeoford, Crediton

- Extended 4 bedroom home
- Generous corner plot
- Backing onto open countryside
- Parking for 2 vehicles
- Spacious accommodation
- Lovely enclosed garden
- 2 reception rooms
- Ensuite to the master bedroom
- Village location

The current owners have lovingly upgraded and extended this property to create a very special home. Sat on a large, private corner plot enjoying views over the fields and countryside, it provides the perfect village retreat. Yeoford is a desirable village with a lively community and the added bonus of The Duck foodie pub and a train station just a short walk away.

The kitchen with cream shaker units has been very well designed to include many added extras with fantastic built in storage solutions. There is an integrated dishwasher and eye level double NEFF oven plus an eye level microwave oven. The 4 ring gas hob sits on the granite worktops and the kitchen tap provides filtered boiling and filtered cold water. The kitchen opens out into the extended area where a lovely sunny dining/living room has been created with engineered oak floors (running through most of the downstairs), patio doors and a lovely view out over the garden.





To the side is a utility room with space for washing machine and drying, an array of units and a sink. There is also side access from here to the garden. On the ground floor is a further lounge with a built-in storage and media unit - it's a light, bright room with doors out to the garden. The garage conversion has created a useful room that could be used as a playroom/study/4th bedroom. Also on this floor is a cloakroom with WC and generous storage area. Upstairs the master bedroom enjoys lovely views over the countryside and has the benefit of an ensuite shower room and a stylish built in wardrobe unit. The 2nd bedroom is also a double and has fitted wardrobes and the 3rd bedroom is a large single. The family bathroom has a white suite bath with shower over and a vanity sink unit. There is uPVC double glazing throughout and LPG central heating.

Outside to the front is a smartly tarmacked drive with parking for two and side access to the garden. The garden has been laid to patio around the house giving space for outdoor dining and the rest is laid to lawn with flower and shrub borders. There are 3 garden sheds and a greenhouse with some lovely vegetable beds for the keen gardener.



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

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 53mbps

Drainage: Mains drainage

Heating: LPG central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

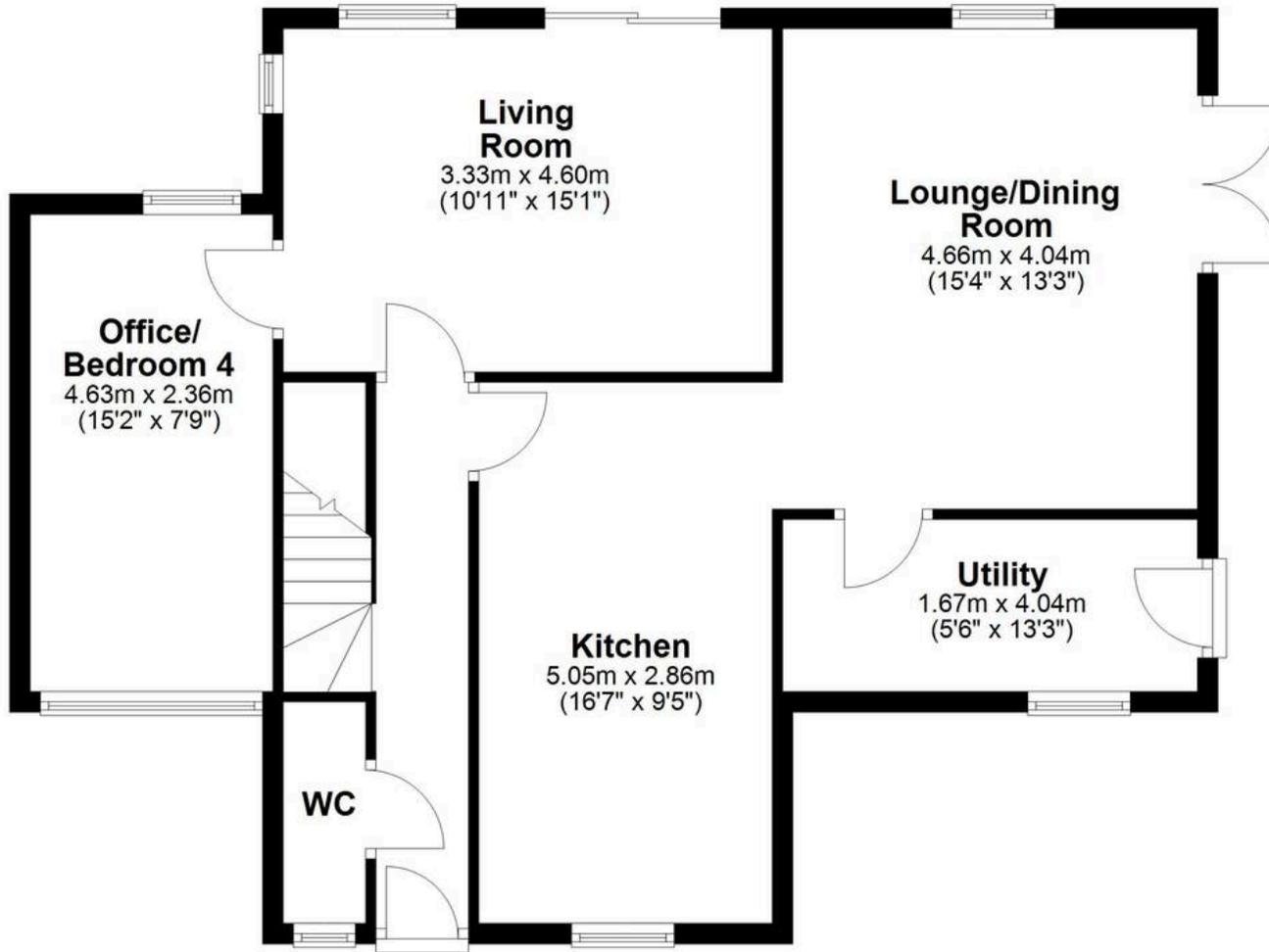
YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at 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 High Street, head in a westerly direction and at St Lawrence Green traffic lights take a left turn onto Landscore. Continue along this road until you reach the village of Yeoford, continue over the bridge and take a left turn onto The Oaks, turn left again and number 15 can be found in the back right corner.

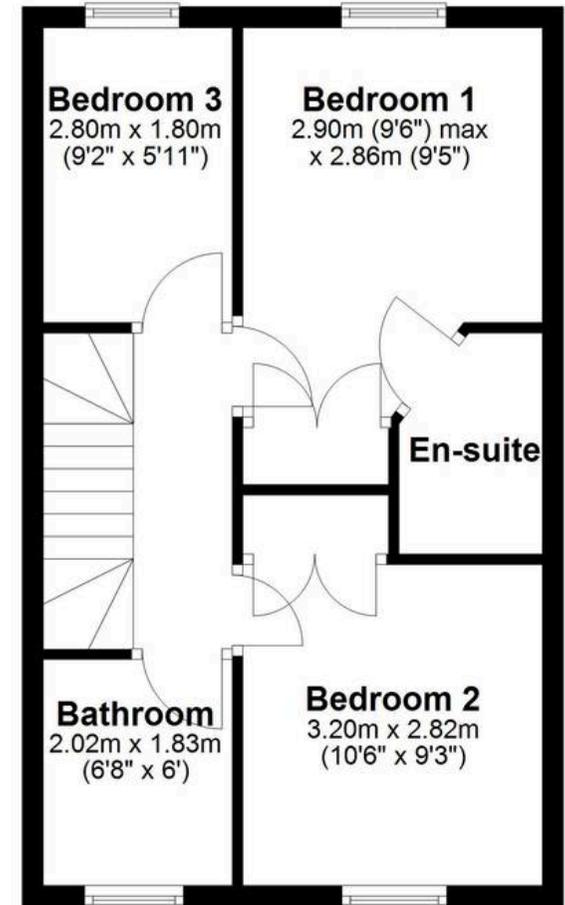
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### Ground Floor



### First Floor





## Helmores

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