



- Check Out the Amazing Master Suite!
- 'Detached sized' four bedroom modern town house
- Two en-suite bedrooms, plus family bathroom with Jacuzzi bath
- High specification finish, appliance filled kitchen
- Enclosed west-facing garden, carport & parking
- Oil fired central heating, underfloor heating throughout ground floor
- 136sqm/ 1467sqft of beautifully presented accommodation
- All found in a lovely village setting
- This is a property that HAS to be viewed!
- Being sold with no onward chain



Guide Price £335,000

HELMORES
SINCE 1699

12 STATION ROAD
Yeoford, EX17 5HU



Although not detached, the size, style and quality of finish surpasses most detached properties that are more than £50,000 higher in price! It's found in a lovely village setting, within walking distance of 'The Duck at Yeoford', which is a foody pub, and Tarka-line railway station.

The 136sq meters / 1467sq feet of accommodation is superbly presented throughout and includes four bedrooms, with the fantastic master suite on the 2nd floor being a particular highlight. It has a wonderful en-suite double shower room, which is beautifully tiled, and large built-in mirrored wardrobes.

The first floor includes a further en-suite bedroom (again with built-in wardrobes), two other double bedrooms and a family bathroom complete with Jacuzzi bath. The ground floor has a living room (with wood-burning stove), a separate dining room and a superbly fitted kitchen with integrated Siemens double oven, induction hob, dishwasher, washing machine and full-length fridge. There is oil fired central heating & uPVC double glazing throughout, with underfloor heating to the ground floor and traditional radiators on the upper two floors.

Outside is a West-facing garden (8.77m x 8.26m) which is L-shaped, fully enclosed with areas of decking and stone garden tiles. There is also a timber shed and a gate which leads to the carport (light & power) with parking in-front and a further shed and oil tank behind.

Please Note: The photos are from our archives when the owners lived here.

Please see the floorplan for room sizes.

Current Council Tax Band: D (£2,185pa)

Utilities: Mains water, electric, telephone and

Broadband: Superfast enabled (up to 66Mbps)

Drainage: Mains drainage

Heating: Serviced oil-fired central heating

Listed: No

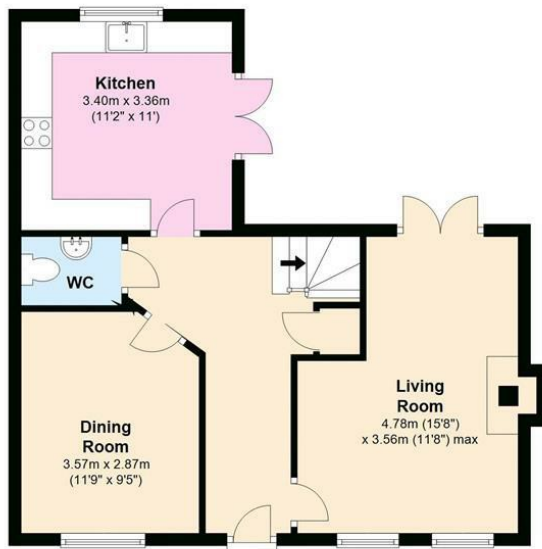
Tenure: Freehold

DIRECTIONS : Upon Entering the village from Crediton direction, proceed past The Duck Pub on your right and over the railway bridge, 12 Station Road will be found shortly after on your righthand side, marked by a Helmores board.

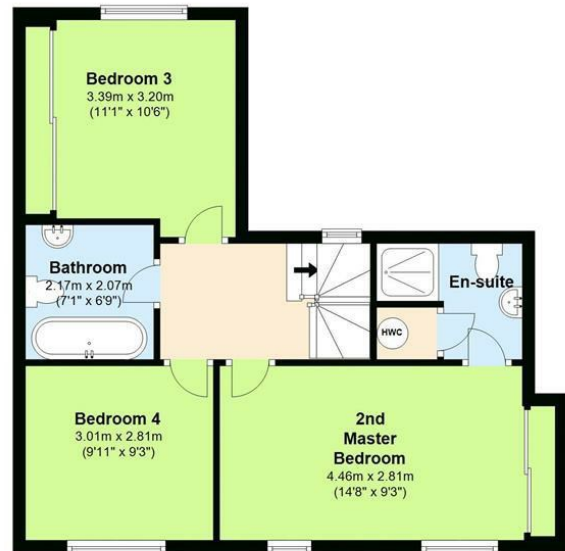
YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including 'Yeofest' – described by some as 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 at Yeoford' 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 group for the under 5s called Sweet Peas. There are lots of great countryside walks too.

Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)

**First Floor**

Approx. 51.4 sq. metres (552.9 sq. feet)

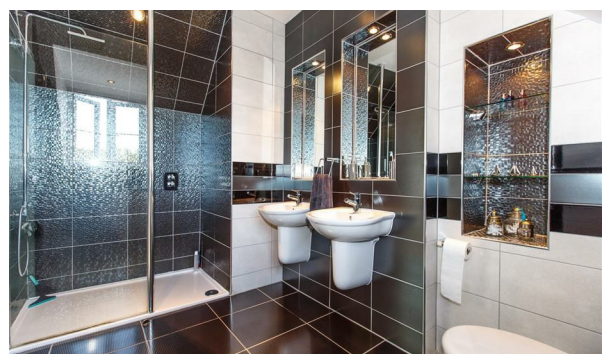
**Second Floor**

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 136.3 sq. metres (1467.6 sq. feet)

HELMORES
SINCE 1871111-112 High Street, Crediton
Devon, EX17 3LF
www.helses.com



TO VIEW CALL 01363 777 999

property@helmores.com