



**22 Yeo View, Yeoford, EX17 5HY**

Offers Over **£250,000**

**HELMORES**  
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## 22 Yeo View

Yeoford, Crediton

- Mid terraced family home
- 4 bedrooms with master en-suite
- Further planning for a rear extension
- Recently updated with new kitchen/bathrooms
- Level front & rear gardens
- Airsource heat pump
- Off-road parking
- No onward chain

Yeoford is a popular Mid Devon village which benefits from being on the train line for links to Exeter, Crediton and Barnstaple. There's a mix of housing from the traditional to the more modern so there really is something for everyone. With a primary school (and bus to secondary school), an amazing pub/restaurant and all only 4 miles from Crediton and 4 miles to the A30, it's connected too.



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Yeo View is a collection of houses and bungalows, which are fairly central in the village. Built in the 1980's, the houses have good space and generous plots. This is a mid-terraced house which has recently undergone a series of upgrades and changes. Planning was granted to convert the former garage into a bedroom with ensuite on the ground floor which gives terrific flexibility and gives 4 bedrooms, a real surprise for a village property at this price point. There is still planning in place for a ground floor rear extension too which was part of the original application (ref: 21/00893/HOUSE) so is in place for a new owner to consider in the future. At the time of the garage conversion, the property had a brand-new kitchen and new bathrooms and is ready for a new owner. The layout gives a kitchen/diner to the ground floor with a good-sized living room which opens onto the garden, and of course the bedroom and ensuite. On the first floor are a further 3 bedrooms with the family bathroom.

Outside, there's a level lawned front garden, very much a blank canvass, and off-road parking. To the rear is a garden (approx. 13m x 7m) with patio, lawn and decking giving a lovely entertaining space plus timber stores.



Agents Note: This property has a restriction for local buyers and to qualify, you must have lived or worked in Devon within the last 3 years.

Please see the floorplan for room sizes.

Current Council Tax: Band C (Mid Devon 2023/24 - £1987.84)

Utilities: Mains electric, water, telephone and broadband  
Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Mains drainage

Heating: Air source heat pump

Listed: No

Tenure: Freehold

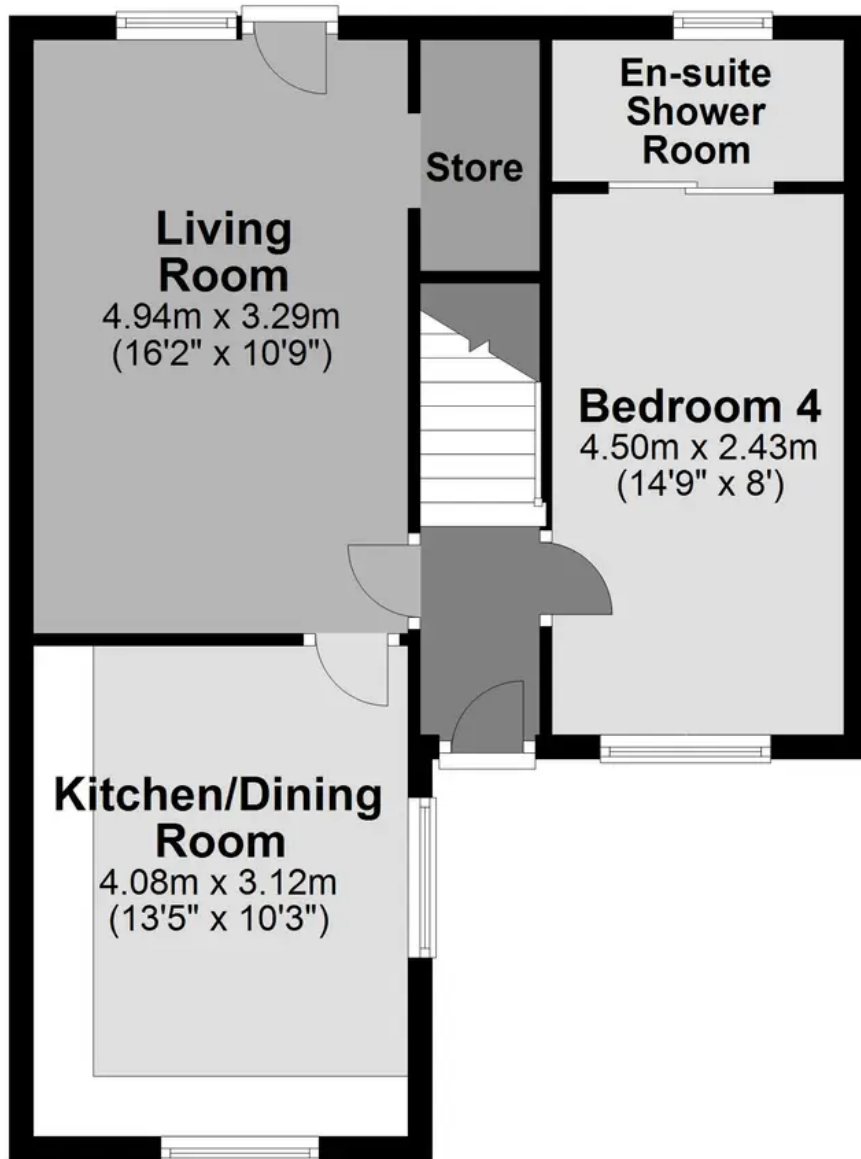
**DIRECTIONS:** From Crediton High Street, head west towards Copplestone and at The Green and QE, take a left turn at the traffic lights into Lanscore. Proceed down over the hill and onto the country lanes for approx. 3 miles. Continue on the road through Yeoford, over the railway bridge and bear left. Yeo View will be found on the right (just past the left turn into The Oaks).

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' 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. 49.4 sq. metres (531.3 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 87.2 sq. metres (938.9 sq. feet)

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