



## The Hollows, Station Road, Yeoford, EX17 5HZ

Guide Price £340,000

\*\* VENDORS HAVE FOUND \*\*

Located in the popular village of Yeoford in a quiet residential cul de sac is this spacious and modern three bedroom link detached house. The property is presented in excellent order throughout.

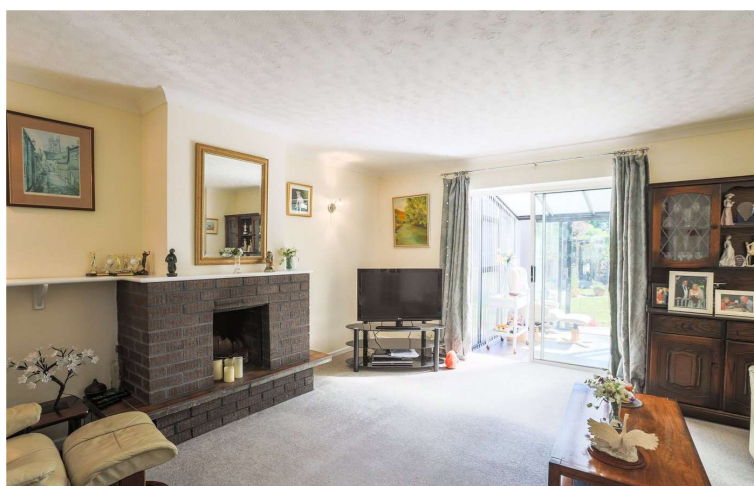
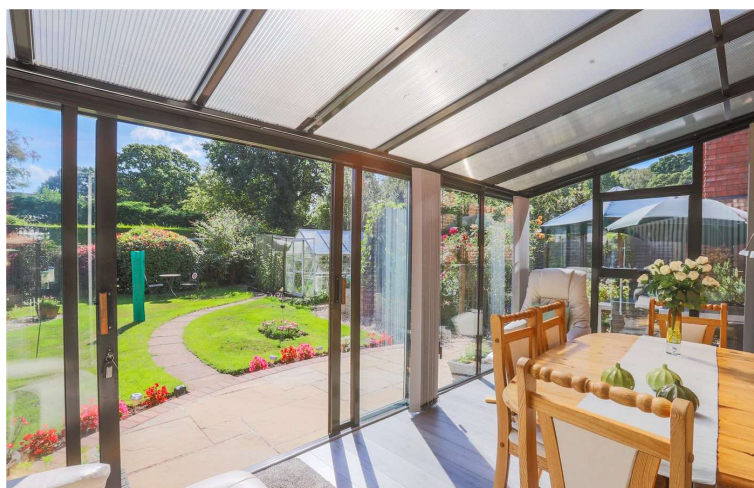
**Winkworth**

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A spacious and welcoming three bedroom Link detached family home, located on a level plot in the heart of the village of Yeoford.

Internally the property benefits from light and spacious accommodation, with a large welcoming entrance hallway and separate cloakroom; a large living room with open fire, which opens into the conservatory with glazed doors out to the rear garden. There is also a lovely, sociable kitchen/breakfast room. On the first floor are Three good sized bedrooms, the master having fitted wardrobes.

There is plenty of scope to extend the property further, either to the side or the rear to provide a substantial family home.

Outside the gardens are a real feature of the property. The enclosed rear garden has mature planted borders, a patio for outdoor dining & other seating areas in sun and shade. A shared driveway at the front provides plenty of off-street parking and access to the garage.

**COUNCIL TAX:** Band D

**SERVICES:** Mains Electric, Water & Drainage. **BROADBAND:** Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

**MOBILE SIGNAL:** Coverage May Be Limited With Certain Providers

**HEATING:** Electric Heating

**LISTED:** No

**TENURE:** Freehold

Please refer to agent for more information on rights and restrictions in the title.

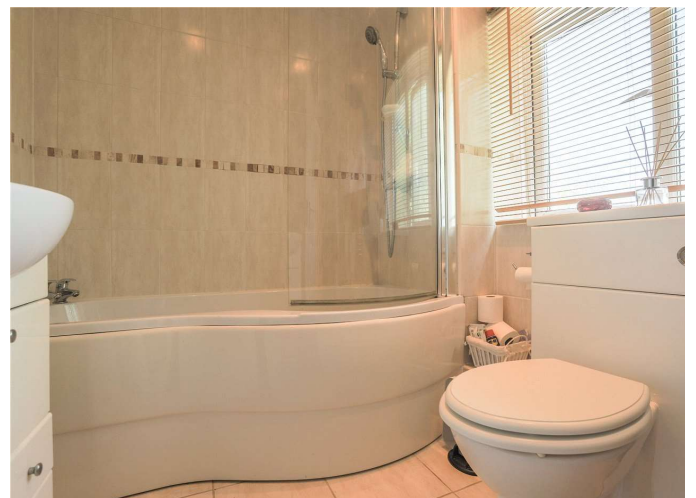
Flood Risk - Medium Surface water risk in the area, meaning this area has a chance of flooding of between 1% and 3.3% each year.

Upon entering Yeoford from the Crediton direction, pass The Duck on your right, proceed over both bridges and pass the entrance to The Oaks, you will then find The Hollows on the left hand side.

Yeoford is one of the areas most picturesque villages, located in a pleasant valley setting. There is a primary school, extremely popular village pub and village hall as well as a railway station forming part of the Tarka Line. The village enjoys an excellent community spirit, and more amenities can be found in Crediton some four miles away, or Exeter which is approximately 12 miles distant.

**PLEASE NOTE:**

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



**AT A GLANCE:**

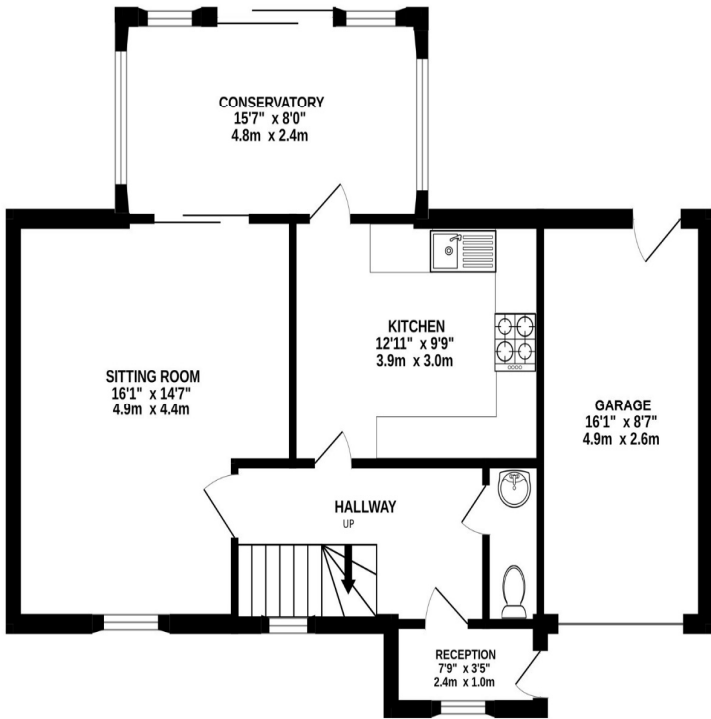
- Three Bedroom Linked Detached
- Off Road Parking
- Single Garage
- Village Location
- Modern Fitted Kitchen & Bathroom
- Open Fire
- Vendors Have Found

**PROPERTY INFORMATION:**

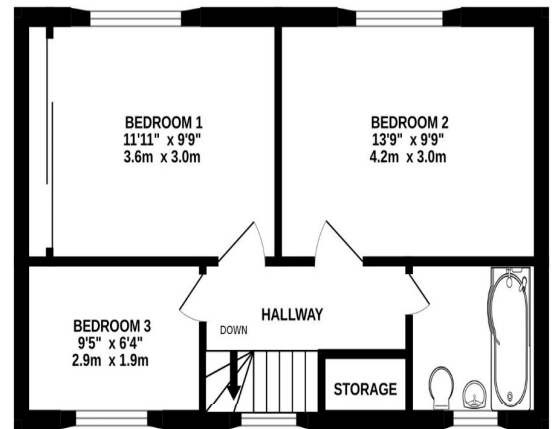
- Freehold
- Council tax Band: D
- Mains electric, water, and drainage.
- EPC - TBC



GROUND FLOOR  
731 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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