

*** ONLINE VERSION *** | Station Road, Yeoford

Offers Over £150,000



DHC5011

Semi-Detached

3 Bedrooms

Late Victorian semi-detached house with unusually large level garden (110ft x 50ft), spacious 3 bed roomed accommodation in need of modernisation, off road parking and numerous outbuildings

STAIRCASE ENTRANCE HALL, L-SHAPED LOUNGE/DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, FRONT GARDEN, LARGE LEVEL REAR GARDEN APPROXIMATELY 110FT X 50FT, UTILITY/W.C, GARDEN STORE, SLATE ROOF WORKSHOP, SOLID FUEL CENTRAL HEATING

DESCRIPTION This most attractive Victorian semi-detached village house was built at the turn of the last century, and has a most usually large rear garden which extends to about 110ft x 50ft, being ideal for families with children and keen gardeners alike!

The house offers spacious 3 bed roomed accommodation in need of modernisation and refurbishment but has great potential to create a lovely home in the style of a purchasers choice. There is a spacious and sociable open plan style lounge/dining room (which could be converted back into 2 separate rooms if desired), and there are several outbuildings including a utility, and a large brick built/slate room workshop store that could easily convert into a home office or studio etc (subject to the necessary permissions).

There is ample off road parking to the side, solid fuel central heating (providing heat to conventional radiators throughout, and sealed unit double glazing in timber frames.

YEOFORD is one of the areas picturesque villages, nestling in a pleasant valley through which runs the lovely Rivers Yeo and Troney. It offers amenities include a popular village inn, primary school, (senior children are taken by bus to Crediton) and railway station with trains every hour to Exeter and Barnstaple.

DIRECTIONS If entering Yeoford from Crediton, proceed past the Mare and Foal Inn (on your right), and proceed over the railway bridge, and river bridge into Station Road. There are 2 rows of terrace cottage on your right, and Victoria Villas is the first pair of semi-detached brick houses on the right.

The accommodation comprises, with approximate measurements

GROUND FLOOR

Slate roof entrance canopy with heavy front door to

STAIRCASE ENTRANCE HALL 9'7 x 5' (2.92m x 1.52m) Exposed natural wood floor, radiator, meter cupboard, staircase to first floor, stripped pine door to

Spacious **L-SHAPED LOUNGE/DINING ROOM** having overall maximum dimensions of 23'4 x 17'1 (7.11m x 5.21m) max. Large brick open hearth fireplace with exposed chimney breast (and back boiler providing central heating and domestic hot water), further fireplace with Victorian cast iron front, two radiators, understairs recess, sliding doors to rear garden.

KITCHEN 10'7 x 7'6 (3.23m x 2.29m) Range of fitted units affording base and wall cupboard storage, rolled edge worktops, space and point for cooker, wall tiling, stainless steel sink unit and stable type door to rear garden.

FIRST FLOOR

Turning staircase to **LANDING** Access to loft space, airing cupboard with hot water cylinder plus immersion, stripped pine doors to

MASTER BEDROOM 1 14' x 9'4 (4.27m x 2.84m) max Exposed natural wood floor, double radiator, open fronted wardrobe.

BEDROOM 2 9'5 x 9'3 (2.87m x 2.82m) Wood laminated floor, double radiator.

L SHAPED BEDROOM 3 10'8 x 7'5 (3.25m x 2.26m) max Wood effect laminated floor, radiator, built in cupboard.

BATHROOM 7'5 x 6'7 (2.26m x 2.01m) Suite comprising bath with Mira sport electric shower, curtain and rail over, low level WC, pedestal basin, wall tiling.

OUTSIDE

Long vehicular access at side with gravel driveway affording off road parking for several vehicles. Raised easy to maintain **GARDEN TO FRONT** with flower bed well stocked with low maintenance shrubs including small trees, heathers etc plus paved area.

To the rear is a brick **PAVED COURTYARD** and range of outbuildings comprising :

UTILITY/WC 5'3 x 5' (1.6m x 1.52m) Low level WC, plumbing for automatic washing machine, lighting and 13 amp power.

GARDEN STORE 8' x 5'6 (2.44m x 1.68m)

Large **SLATE ROOF BRICK BUILT WORKSHOP** 14'5 x 8'1 (4.39m x 2.46m) Having lighting, power, shelving, two doors. Excellent potential for conversion into studio/office etc.

Beyond is an usually large level garden with overall maximum dimensions of approximately 110' x 50' (33.53m x 15.24m) being mainly lawned and surrounded by timber fencing and hedging. Large poly tunnel and timber built garden shed.

The garden enjoys a wide variety of well established trees, shrubs, flower beds etc.

V1 Draft particulars

DHC5011

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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