

27 Yeo Crescent, Crediton, EX17 3FL

Guide Price **£500,000**

27 Yeo Crescent

Crediton

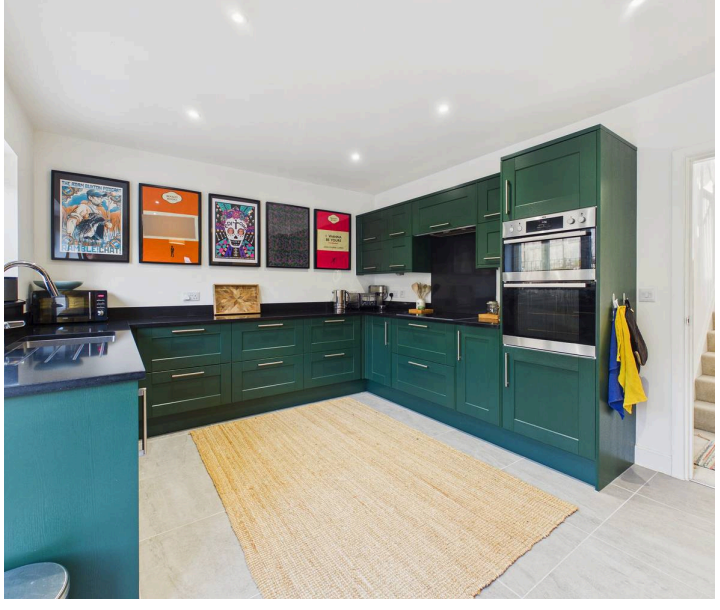
- Spacious 4 Bedroom property
- Built in 2022
- Very large plot with greenspace one side
- Attractive split level accommodation
- Beautiful views over countryside & Dartmoor
- Spacious kitchen/diner with doors to garden
- Galleried entrance and landing
- Very large double garage with EV charging port
- 2 Brick paved parking spaces
- 20 Solar panels

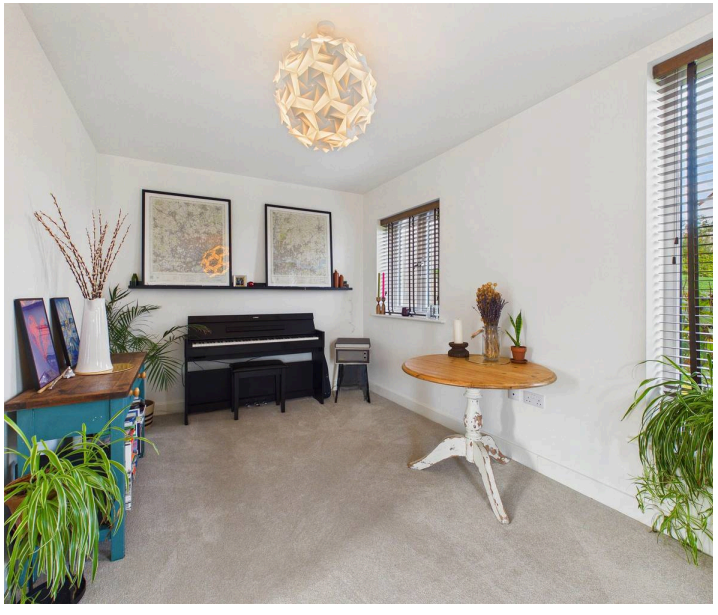
With its distinctive split-level design, far-reaching views towards Dartmoor and excellent energy-efficient features, this four-bedroom home offers something a little different. Built in 2022, it occupies a very generous plot beside open green space, with a landscaped garden, extra large double garage and 20 solar panels. This home is being sold with no onward chain!

The spacious entrance hall has a galleried staircase, downstairs WC and a separate room ideal as a home office or snug. The spacious sitting room has impressive floor-to-ceiling windows framing the countryside views. A few steps lead up to the kitchen/dining room, fitted with dark green shaker-style units, black quartz worktops, AEG double oven, ceramic hob and integrated appliances. There's plenty of dining space, patio doors to the garden and a useful side entrance.









The split-level staircase leads to a bright gallery landing with a picture window looking towards Dartmoor. The principal bedroom has full-height windows, fitted wardrobes and a contemporary en-suite shower room. There's also a modern family bathroom on this level, along with a further bedroom with storage while the upper floor provides two further double bedrooms overlooking the garden, along with generous storage.

Outside, the extra-wide rear garden has been professionally landscaped over several levels, with patios for outdoor dining and relaxing. A brick-paved driveway provides parking for two cars and leads to the very spacious double garage, complete with power, an electric door and EV charging point.

The home benefits from zoned Hive heating, underfloor heating to the main living areas, a whole-house ventilation system and 20 solar panels, currently returning approximately £700–£800 annually through grid export. With rail and bus connections within walking distance, it's a great combination of modern family living, energy efficiency and countryside views.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2026/27 - £3352.64

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 10000Mbps

Drainage: Mains drainage

Heating: Mains gas central heating, underfloor heating & solar PV

Construction: Standard

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.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Estate Management Charge

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.

DIRECTIONS

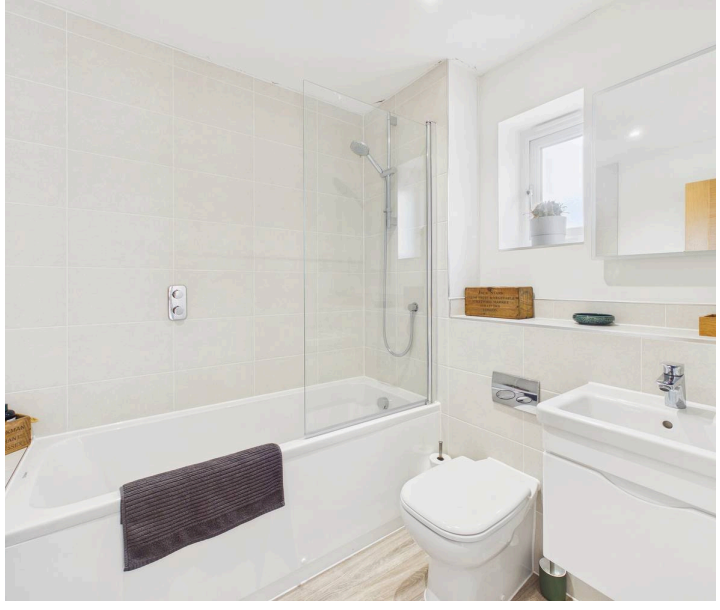
From the A377 at the Tesco Roundabout, take Wellparks Hill and then a left turn onto Tarka Way. Take the next turn tonto Wentworth Gardens and then left onto Yeo Crescent, the property is the first on the right.

For Sat Nav: EX17 3FL

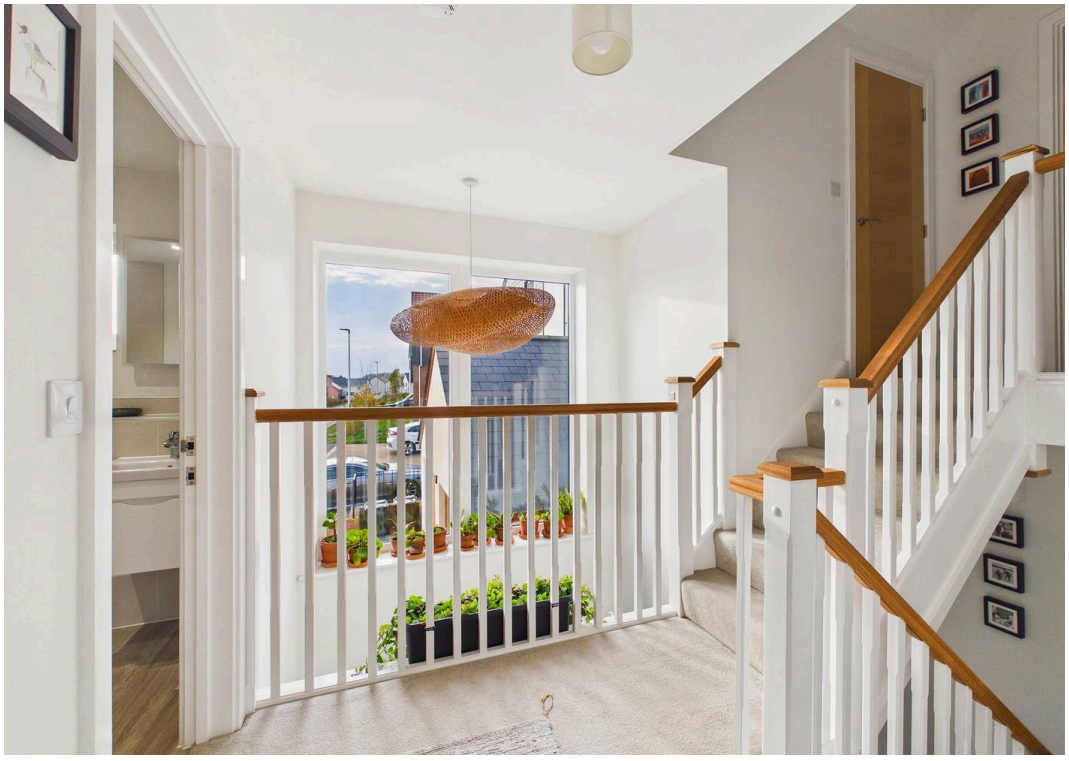
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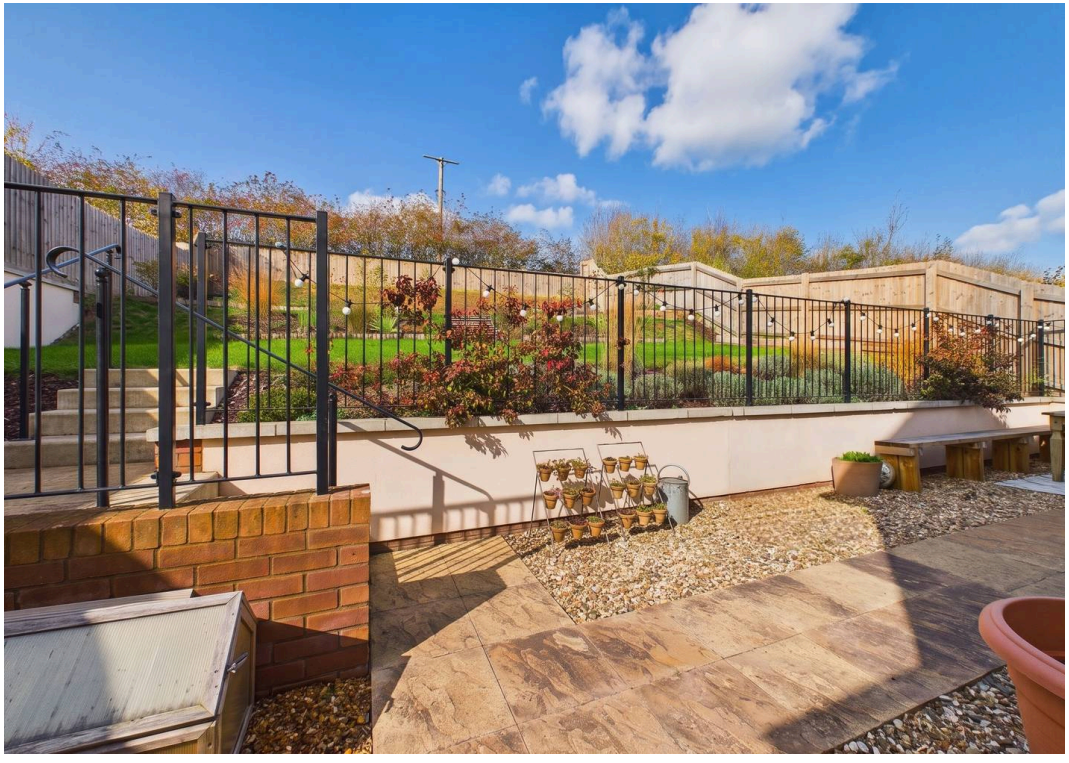


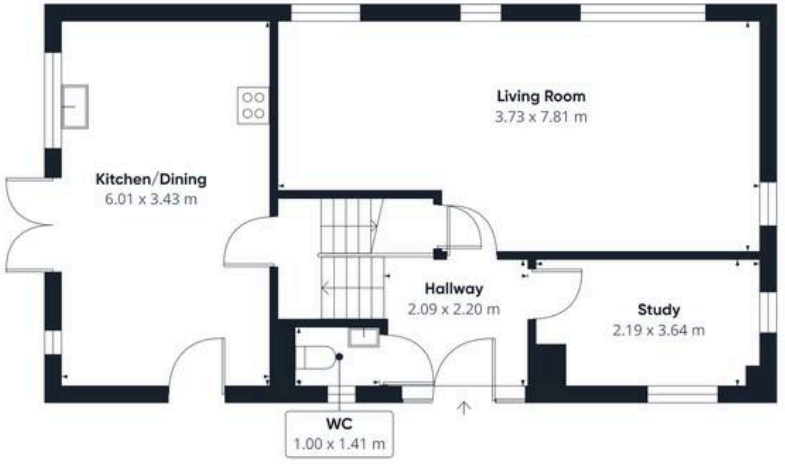








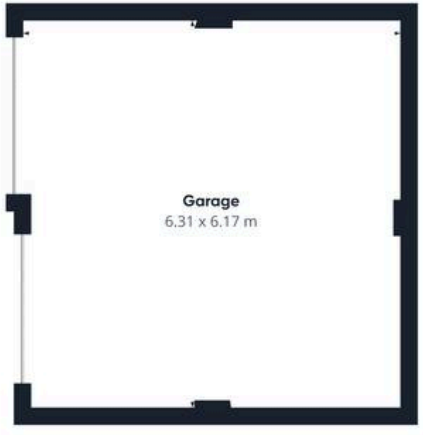




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES
SINCE 1499

Approximate total area(1)

169.7 m²

Reduced headroom

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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