



3 Weavers Way, Sandford, EX17 4NT

Guide Price £650,000

HELMORES
SINCE 1699

3 Weavers Way

Sandford, Crediton

- Nearly new village home
- High quality eco-house
- 4 bedrooms with master ensuite
- Open plan kitchen/dining room
- Sought after village
- South facing gardens with stunning views
- Double garage and parking with EV charging
- Village with pub, shop and regular bus service

Tucked away, away from main roads yet very convenient to Crediton and Exeter is the pretty and sought after village of Sandford. With its 2 pubs, primary school, sports rec, amazing community shop and active village hall, it's no wonder it's high on the list for many buyers. There's a regular bus service (several per day) linking to Crediton and the stunning millennium path provides an off-road and year round footpath between the village and Crediton.



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Built in 2023/24, Weavers Way is a select development, built by Belfield Developments with a focus on energy efficiency and sustainability. The use of natural materials, wool carpets, sustainably sourced cedar and no MDF, along with high insulation values, warm core aluminium clad windows, air source heat pump and a MVHR system, all come together to produce a high quality home with low running costs. It's within an easy walk of the village centre and its amenities and there's a footpath for a direct connection too.

Since ownership, the current owners have made some notable changes including built in storage to the bedrooms and additional storage in the kitchen. The stunning design allows plenty of light throughout the house and the layout offers spacious rooms with a large, dual aspect kitchen/dining room (plus utility) with a large island and plenty of storage and working space. There's a separate living room (again dual aspect) and 4 bedrooms with a master ensuite and a family bathroom. All of the fittings have been well thought out and you won't be disappointed with the standard of this beautiful home.

Outside is a garden setting it back from the cul-de-sac road as well as driveway parking leading to the double garage with an electric double door, complete with EV charger. To the rear, the house has a southerly aspect and some simply stunning views over the village rooftops to the surrounding countryside including that of Creedy Park, home to Sandford Cricket Club. The garden has a paved seating area, accessed from the living room, kitchen/diner and the utility making it a very sociable space, then a couple of steps down to a good sized lawn and fenced for privacy and security.



Agent's note: The question will arise of the house not being occupied for very long so it's worth mentioning that it's a personal reason with a desire to move areas, and no reflection on the house/development.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25-
£2861.26

Approx Age: Built 2023/24

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air source heat pump (underfloor heating throughout)

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 4NT and the
What3Words address is [///runways.listen.responds](https://www.what3words.com/#!/runways.listen.responds)

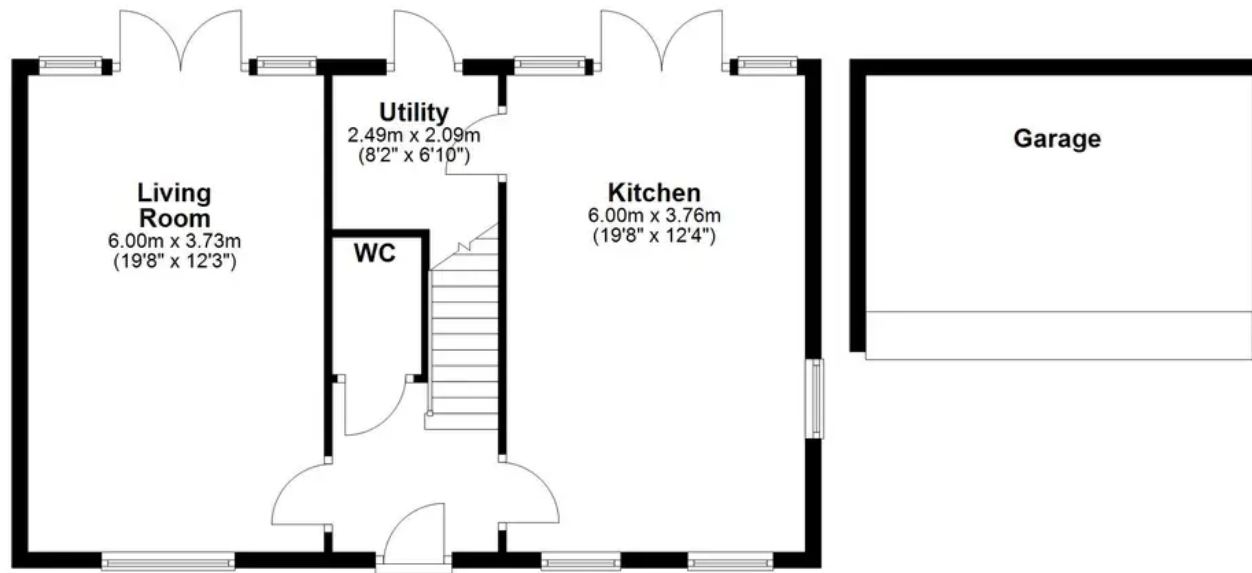
but if you want the traditional directions, please read on.

Upon entering Sandford from Crediton, proceed up Rose and Crown hill, bearing around to the right before entering the square. Take the next right (opposite the church) as signposted to East Village). Weavers Way will be found just past the Village Hall on the right, just off Creedy View.



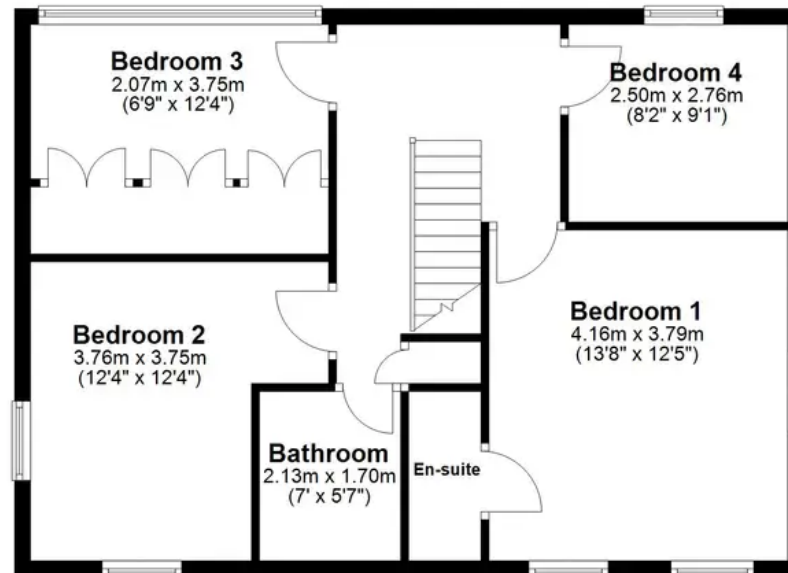
Ground Floor

Approx. 74.6 sq. metres (803.3 sq. feet)



First Floor

Approx. 64.1 sq. metres (689.6 sq. feet)



Total area: approx. 138.7 sq. metres (1492.9 sq. feet)

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