



9 Weavers, Sandford, EX17 4NT

Guide Price **£450,000**

9 Weavers

Sandford

- Detached Eco Home
- Sought after village location
- Master ensuite
- Underfloor heating throughout
- Carpets, flooring and quartz tops included
- Siemens integrated appliances
- Single garage and parking
- Complete and ready to move into

This detached, three bedroom family home features considerable living space over two floors. The first floor houses three bedrooms, two of which are double rooms, and a stylish family bathroom. The master bedroom offers a stylish en suite shower room with full height porcelain tiles by Mandarin Stone to shower area and basin splashback and a chrome heated towel rail.





The ground floor comprises a generous open plan kitchen-dining area with doors opening onto the rear garden - perfect for alfresco dining in the summer months, a separate living room and a utility with WC. The kitchen comes equipped with stylish solid wood kitchen cabinets by System Six and solid quartz worktops with matching upstand. A range of Siemens integrated appliances are included as standard such as: an eye-level single oven, built-in microwave oven, integrated dishwasher, wine cooler, integrated tall fridge freezer and a washer/dryer.

These spacious eco homes benefit from high-end fixtures and fittings throughout. Wool carpets and engineered oak flooring give the living spaces a feeling of luxury as well as providing exceptional comfort.

The rear garden is enclosed and turfed with a dedicated patio area, outside tap and external power socket. A paved pathway leads to the front door with landscaped planting beds. A single garage and parking for two-cars.

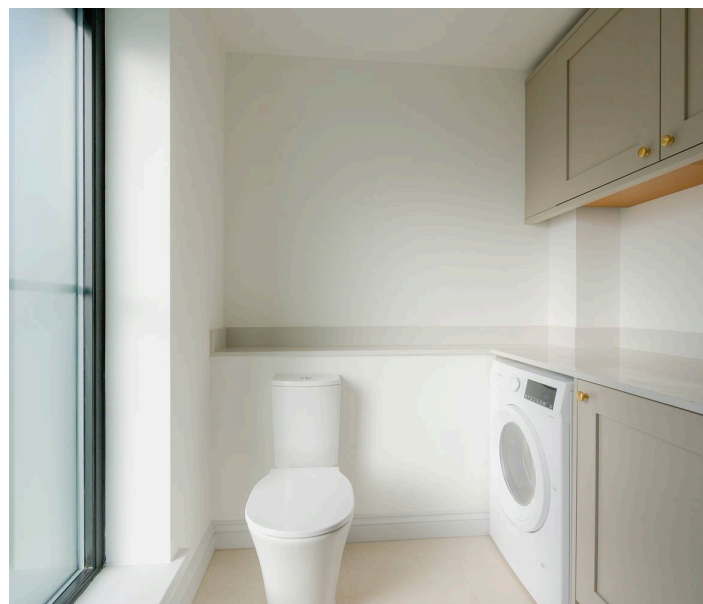
Please note: We've created some virtually staged images for this property to spark your imagination and showcase furnishing ideas. Please note that these images are illustrative and the property is offered for sale unfurnished.

Tenure: Freehold

EPC Rating: Predicted B Rating

Annual communal maintenance fee: £500 per annum (predicted)

Council Tax Band: TBC



From the award winning* team at Belfield Developments, Weavers Way is an exciting new development of thirteen luxurious, energy efficient eco homes set in the highly desirable Mid-Devon village of Sandford.

The development sits naturally among the quaint streets, antique thatched cottages, and perennial gardens of this historic rural village. Sandford was once famous for producing a woven serge cloth called Perpetuana, a type of twill fabric. The development and the houses within it take their name from this tradition.

These are homes designed with the future in mind. Features such as MVHR recover up to 90% of heat that is normally wasted. This keeps the air inside the house fresh without the need to open a window, unless you wish to, and maintains a comfortable temperature year-round whilst reducing energy bills.

Full-fibre broadband and electric vehicle charging points are just two of the headline attractions of the high-end specifications of these luxury homes. Their interiors include contemporary solid wood Shaker kitchens with quartz worktops, appliances by Siemens, wool carpets, and underfloor heating throughout. This brings together an exceptional quality of build with a fabric-first design.

Outside, ponds that encourage biodiversity, open green spaces for the community and the sympathetic choice of building materials – such as stone and render – while picked for their natural, sustainable qualities, also ensure Weavers Way is rooted in the local area.

*Belfield Developments were awarded a gold award at the prestigious Exeter Property Awards 2024.





Total internal area: 108.2 sq m

Ground floor

Kitchen/dining 21.4m² | 3.1m x 6.7m

Living 17.4m² | 3.8m x 4.6m

Utility/WC 4.3m² | 2.5m x 2.0m

First floor

Bedroom 1 13.9m² | 3.8m x 3.7m

Ensuite 2.8m² | 1.5m x 1.2m

Bedroom 2 13.8m² | 3.1m x 2.4m

Bedroom 3 7.8m² | 2.7m x 2.9m

Bathroom 4.7m² | 2.1m x 2.2m



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.