



12 Crofts Estate, Sandford, EX17 4LX

Offers Over £250,000

HELMORES
SINCE 1699

12 Crofts Estate

Sandford, EX17 4LX

- End terrace 3 bedroom home
- Large garden on corner plot
- Village with shop, 2 pubs and bus route
- Desirable village location
- Kitchen / breakfast room
- Living / dining room
- Residents parking
- Backing onto fields

On the edge of the pretty, sought after village of Sandford, is this fantastic family home, in a cul-de-sac with an amazing garden. Crofts Estate is a collection of 1960's ex-local authority houses on the edge of the village. Backing onto fields and with a residents' car park, it's a great set up to have an affordable yet spacious home in this picture postcard village. Just two miles from the market town of Crediton and with amenities including an excellent community shop/post office, primary school, two pubs and an active village hall and sports fields, it's got a great community, a regular (several times a day) bus service and has everything you need for village life without being isolated.

The house itself is end terraced and has been in the same ownership for nearly 30 years. It's well kept and occupies a large corner plot (more later) and has a modern LPG central heating boiler, uPVC double glazing and is an economical house to run. The official front porch is a useful entrance which acts as a buffer to the front and once inside, there's a good sized, dual aspect living room with wood-burner which opens into a dining area across the rear with doors to the garden.





The kitchen has plenty of room for a table and chairs plus a separate utility section by the back door which opens into a handy side porch and out to the garden. On the first floor are 3 good sized bedrooms and the family bathroom. There is a good amount of storage throughout the house plus huge potential to extend if required.

To the outside and at the front is a yard area, ideal for pots and recycling but also for motorbike parking. A gate to the side leads to the garden which is a real feature of the house. Mainly level after a couple of steps up, it's laid to lawn with hedging and fencing. As the garden backs onto fields, it's a quiet space with plenty of sunshine on a clear day. In addition to the lawn, a lower paved area provides ample seating options and steps lead to a detached garden room with stone walling that provides shelter when needed from which to enjoy the garden. There is a small fish pond too.

Parking is freely available in the residents car park (first come, first served).

Agents Note: There is a right of way to the neighbour across the rear which is common in this situation. It isn't heavily used but buyers should be aware of its existence.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2024/25- £1854.40

Approx Age: 1960's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold



Tenure: Freehold

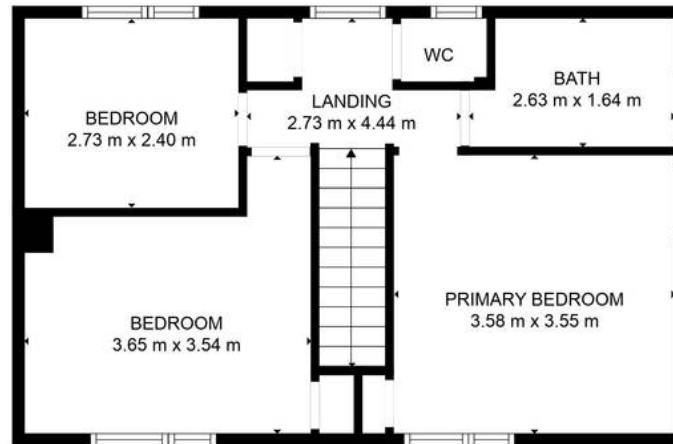
SANDFORD is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages - displaying a menagerie of "Beatrix Potter" style perennial gardens. At the village heart sits a 16th Century Post House, enshrined by creepers - this is now 'The Lamb Inn', an award winning pub/ restaurant; with a rustic aesthetic and cheerful spirit. Featured in 'The Daily Mail's - 20 Best British Country Pubs' (2015). Across the way from here is the shop/ post office, run by the local community. Community is something that underpins every aspect of Sandford, including the local sporting events. Residents have a choice of things to do: such as joining the village cricket, tennis, football and rugby clubs. Sandford has a highly sought after primary school (known for its classic Greek-style architecture). Older ones fall within the direct catchment for Q.E.C.C. in Crediton (with an Ofsted "outstanding" Sixth Form). Sandford is linked to Crediton via a footpath, that runs through the Millennium Green on the outskirts of the village - past a wildflower meadow, herb garden, over a crystal stream, yonder tilled fields to a little copse at the town's-edge.

DIRECTIONS : For sat-nav use EX17 4LX and the What3Words address is [///ratio.bunks.crowned](https://www.what3words.com////ratio.bunks.crowned)

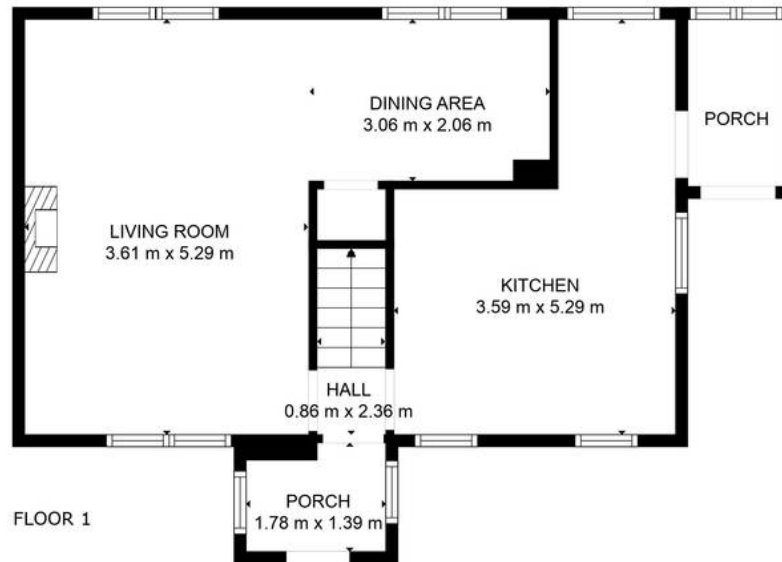
but if you want the traditional directions, please read on.

Entering Sandford from Crediton, go up Rose and Crown Hill and bear left into The Square. Bear around to the left, passing The Lamb Inn on your right and follow the road. Take the next right into St Swithens Gardens and continue into Crofts. Go right to the end and park in the car park with No.12 being in the top corner.





FLOOR 2



FLOOR 1

TOTAL: 88 m2
 FLOOR 1: 44 m2, FLOOR 2: 44 m2
 EXCLUDED AREAS: PORCH: 5 m2, UNDEFINED: 2 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.