



2 Linhay Park, Sandford

Guide Price £250,000

2 Linhay Park

Sandford, Crediton, EX17 4LL

- 3 bedroom village home
- Sought after village
- Village with shop, bus and pubs
- In need of a little updating
- Ground floor WC
- Rear garden with decking
- LPG gas central heating
- Garage
- No chain

Sandford is a thriving village with an active social scene. The village hall holds events throughout the year and is the base for many clubs and societies to meet. There are two lovely village pubs and a wonderful community shop and post office in the heart of the pretty square. The village has its own primary school and a school bus links to QE in Crediton. Being only 2 miles north of Crediton, it's well located, surrounded by rolling countryside without being too far out. Exeter is a short 25 minute car journey and there's a regular bus service with a few daily options.





Linhay Park itself is towards the edge of the village and is a cul-de-sac development of 2, 3 and 4 bedroom houses, originally built in the 1990's. It operates an LPG system shared to all the houses which essentially works like mains gas with each house being metered separately, and as there's no mains gas in the village, it's a good system. No.2 is a mid-terraced property with 3 bedrooms. The layout is somewhat traditional with an entrance hall with WC and then the kitchen/breakfast room at the front and a living/dining room across the back opening onto the rear garden. On the first floor are the 3 bedrooms and the family bathroom. The house would benefit from some cosmetic updating but this is down to personal preference. There's the LPG central heating and timber double glazing.

To the front, it's set back from the cul-de-sac road by a level front garden and to the rear, the back garden has decking and lawn, surrounded by timber fencing. There's a pedestrian gate at the end of the garden which gives separate rear access from the parking/garage area where No.2 owns a garage with up and over door (it's the second garage in from the left).



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1990's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Shared treatment plant

Heating: LPG (bulk for development and metered to house – acts like mains gas)

Listed: No

Conservation Area: No

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 4LL and the What3Words address is [///refer.movements.jousting](https://www.what3words.com/refer/movements.jousting)

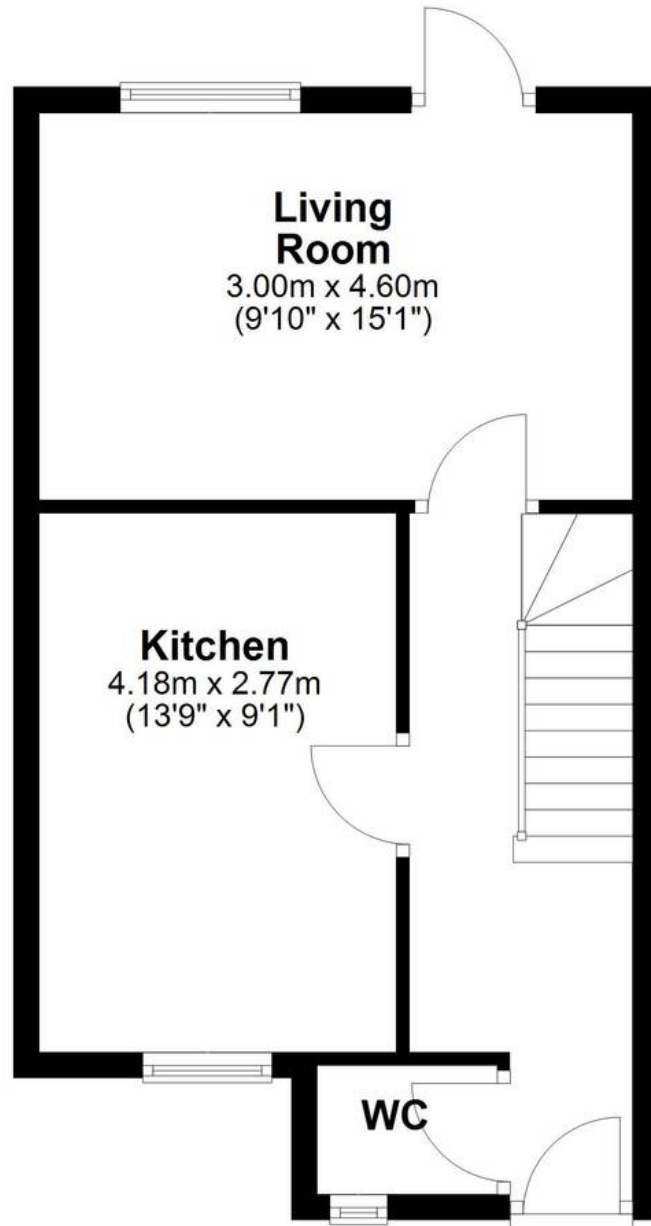
but if you want the traditional directions, please read on.

Entering Sandford from Crediton, proceed up Rose and Crown Hill and at the top, turn left into The Square. Bear to the left and continue as if leaving the village and Linhay Park will be on your left with the property just a few meters in on the left.



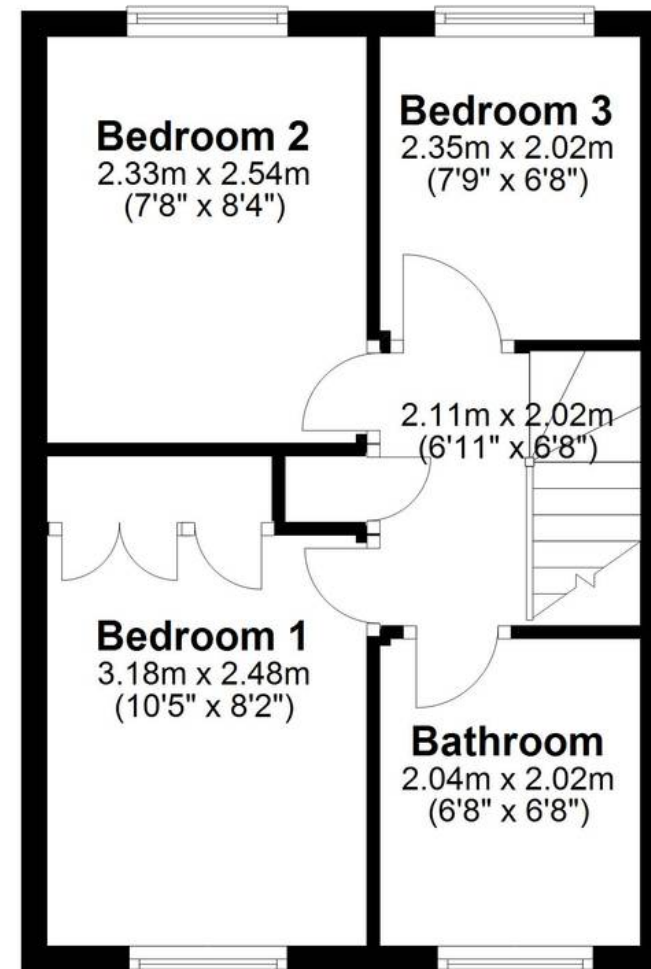
Ground Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)



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