



2 Oxford Terrace, Sandford, EX17 4NG

Guide Price **£220,000**

2 Oxford Terrace

Sandford, Crediton, EX17 4NG

- Delightful terraced cottage
- Sought after village
- 2 bedrooms and first floor bathroom
- Kitchen/dining room
- Ready to move into
- South facing garden
- Summer house and store
- Solar panels and wood-burner
- Village with shop/pub, school and bus route

Being only a couple of miles from Crediton, Sandford is definitely towards the top of the list for many buyers. It's a pretty village with a square containing a well stocked community shop/post office and one of the two pubs the village offers. There's a primary school too as well as a regular bus service connecting to Crediton and onto Exeter. It boasts tennis courts, a football pitch and team and one of the most picturesque cricket grounds in the stunning Creedy Park. One of the other notable advantages of Sandford is that it's linked via the Millennium Path to Crediton meaning cycling or walking off-road between the two is possible all year round.

Oxford Terrace is a small row of just 5 houses and accessed via a footpath at the front meaning the houses are off the road and benefit from lovely south facing gardens to the front.





No.2 is a mid-terraced cottage which is full of character and there's little for a new owner to do. Recently installed solar panels are a fantastic addition and the modern electric smart heating (which adapts to current temperatures) work well with the wood-burner and can be used together to reduce electricity usage – clever stuff! On the ground floor is a cosy living room with a wood-burner and views to the front over the garden. There's also a kitchen/dining room with a range of units and built in appliances. On the first floor, there are two bedrooms served by the family bathroom with bath and shower over. There is also a useful airing cupboard to store towels etc.

Outside, the garden lies to the front (south) and is a combination of lawn, borders and raised beds. There's a wonderful summer house, ideal as an extra room or office with electric/power and a larger shed with wood store at the end of the garden with an outside tap. This is ideal for those with bikes or outdoor equipment. The garden is a real feature of this cottage and really adds to its appeal.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1850

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Modern electric heaters (with solar panels) and wood burner

Listed: No

Conservation Area: Yes

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 4NG and the What3Words address is [///focus.plantings.hotspots](#)

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

From Crediton, head into the village of Sandford, passing the Rose and Crown as you rise up the hill. At the top, bear right (not into the square) and you will pass Oxford Terrace on your right as you go through the bends. It’s a pedestrian only path so please park on the road nearby, or in the village car park by the village hall on Fanny’s Lane (next right after Oxford Terrace).





Floor 0



Floor 1

Approximate total area⁽¹⁾

55.2 m²

Reduced headroom

0.3 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

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.