



**11 Snows Estate, Sandford, EX17 4NJ**

Guide Price **£285,000**



# 11 Snows Estate

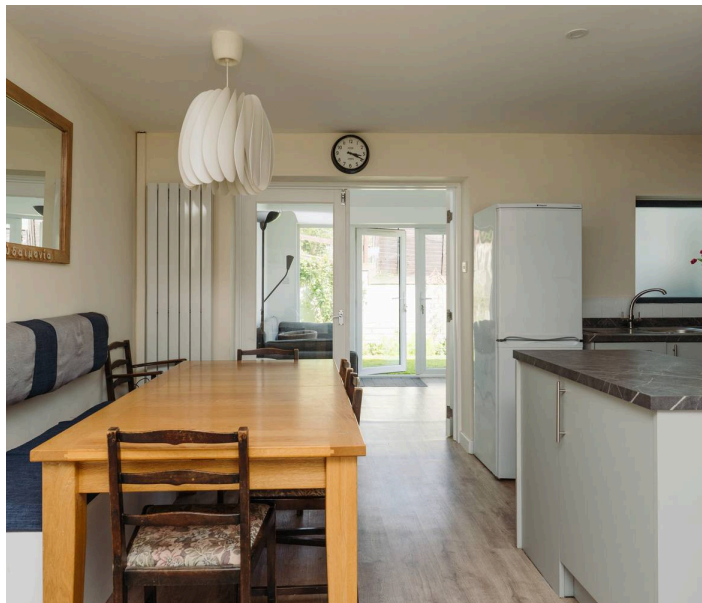
Sandford, Crediton

- Desirable village location
- Recent eco-upgrade
- Allocated parking for 2 vehicles
- Garden front and back
- Lovely views over the countryside
- 3 Bedrooms
- Modern sun-room to the rear
- Open plan kitchen/lounge/diner

This semi-detached property is not part of the original Snows Estate, it is a more modern build tucked up in a quiet corner of this beautiful village. With super views from the garden and a lovely sun room extension built in 2019, this is a perfect opportunity to own a low-maintenance property in this thriving community.

The kitchen (upgraded in 2019) is in a horse-shoe shape incorporating an open plan dining and lounge area. There are modern grey units with integrated slimline dishwasher, space for a fridge/freezer and a freestanding cooker. The dining section has plenty of room for a large dining table and the lounge area is to the front of the house. The extension created in 2019 is a light and bright sun room with solid roof and patio doors leading to the rear garden. Also downstairs is understairs storage, a wide entrance hall with cloakroom area and a utility room with WC, sink and space for a washing machine and dryer.





Upstairs the master bedroom is to the front along with a single and a further double bedroom to the rear with built in wardrobe. The bathroom has a lovely modern moulded vanity sink unit with bath and shower over with a glass screen. The central heating is from an air-source heat pump (just one year old) and has uPVC double glazing throughout.

Outside to the front is a raised attractive lawned area with flower borders and to the rear is a lovely enclosed garden with wonderful views over the countryside. There is a handy garden shed with greenhouse section to the front. There is allocated parking (not owned) to the front for 2 vehicles.

Agents Note: Next door has a pedestrian right of way to their property at the front of the house.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2,220.31

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Mains drainage

Heating: Air-source heat pump

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

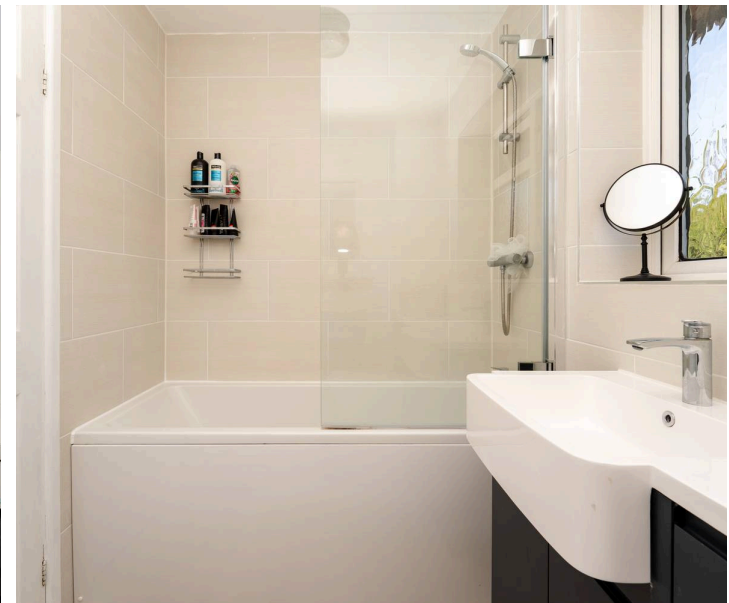


**Sandford** is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 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.

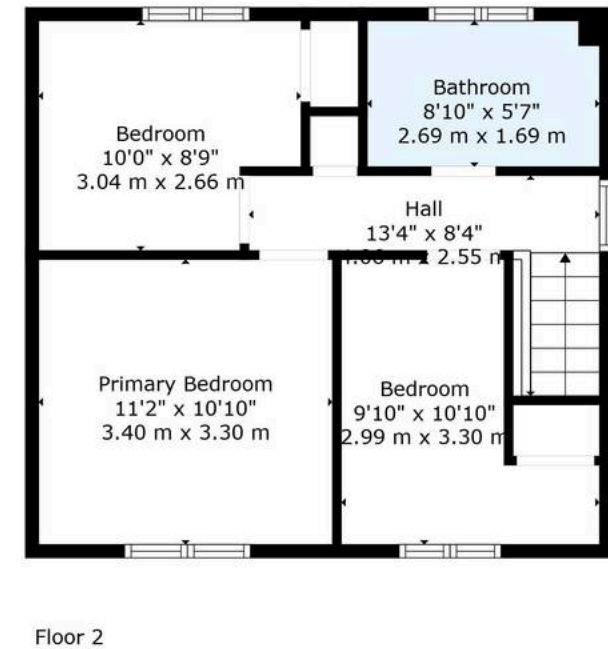
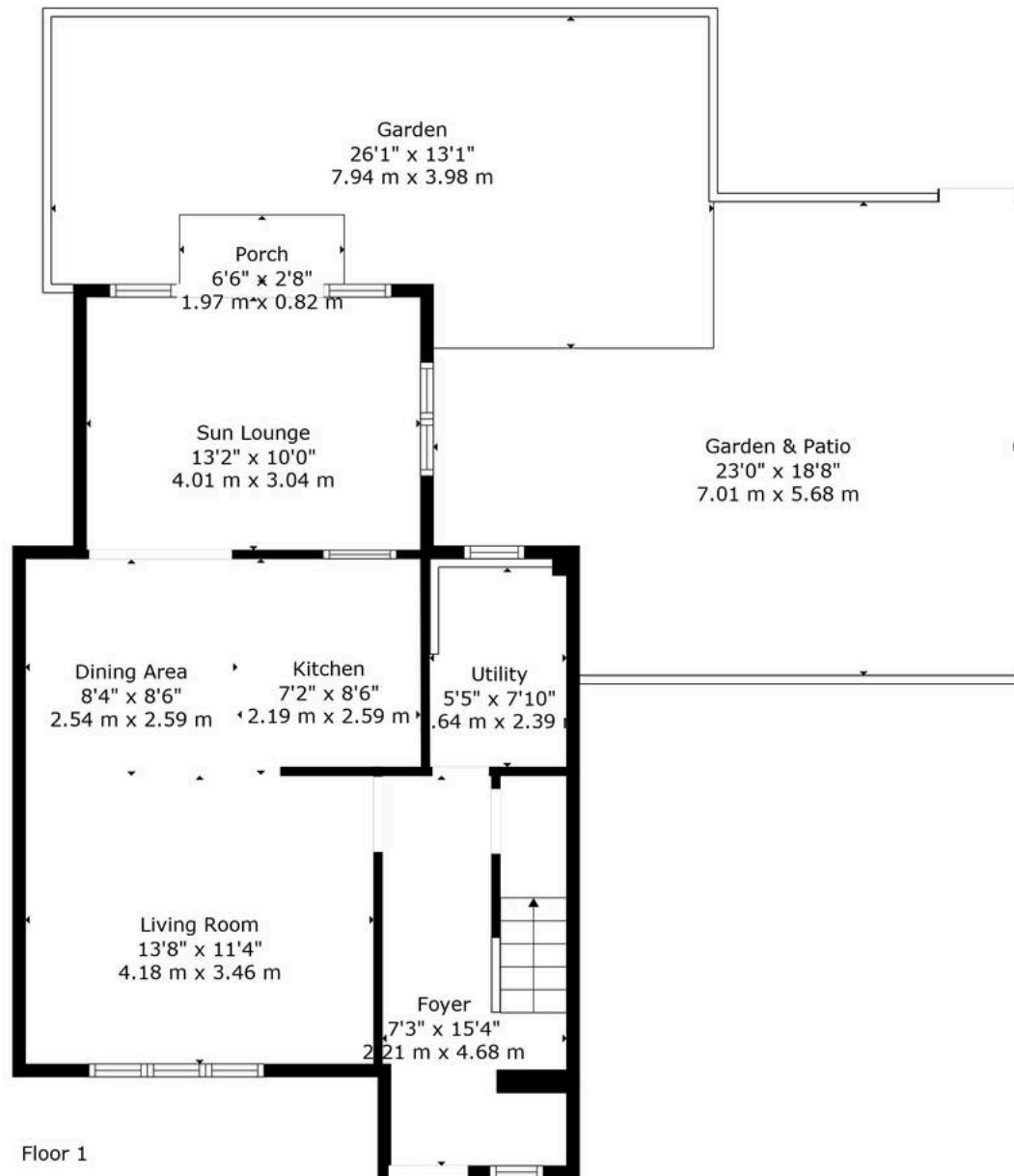
#### DIRECTIONS

From Crediton head in a northerly direction toward Sandford, upon reaching the village take a right turn onto Meadowside Road then immediately left onto Snows, take the next lane up to the left and 11 Snows can be found at the top.

What3Words: ///leathers.teaching.bespoke







**TOTAL: 1009 sq. ft, 93 m2**  
 FLOOR 1: 586 sq. ft, 54 m2, FLOOR 2: 423 sq. ft, 39 m2  
 EXCLUDED AREAS: GARDEN & PATIO: 336 sq. ft, 31 m2, GARDEN: 283 sq. ft, 26 m2, PORCH: 18 sq. ft, 2 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.







# Helmores

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