



**10 Weavers Way, Sandford, EX17 4NS**

**Guide Price £495,000**

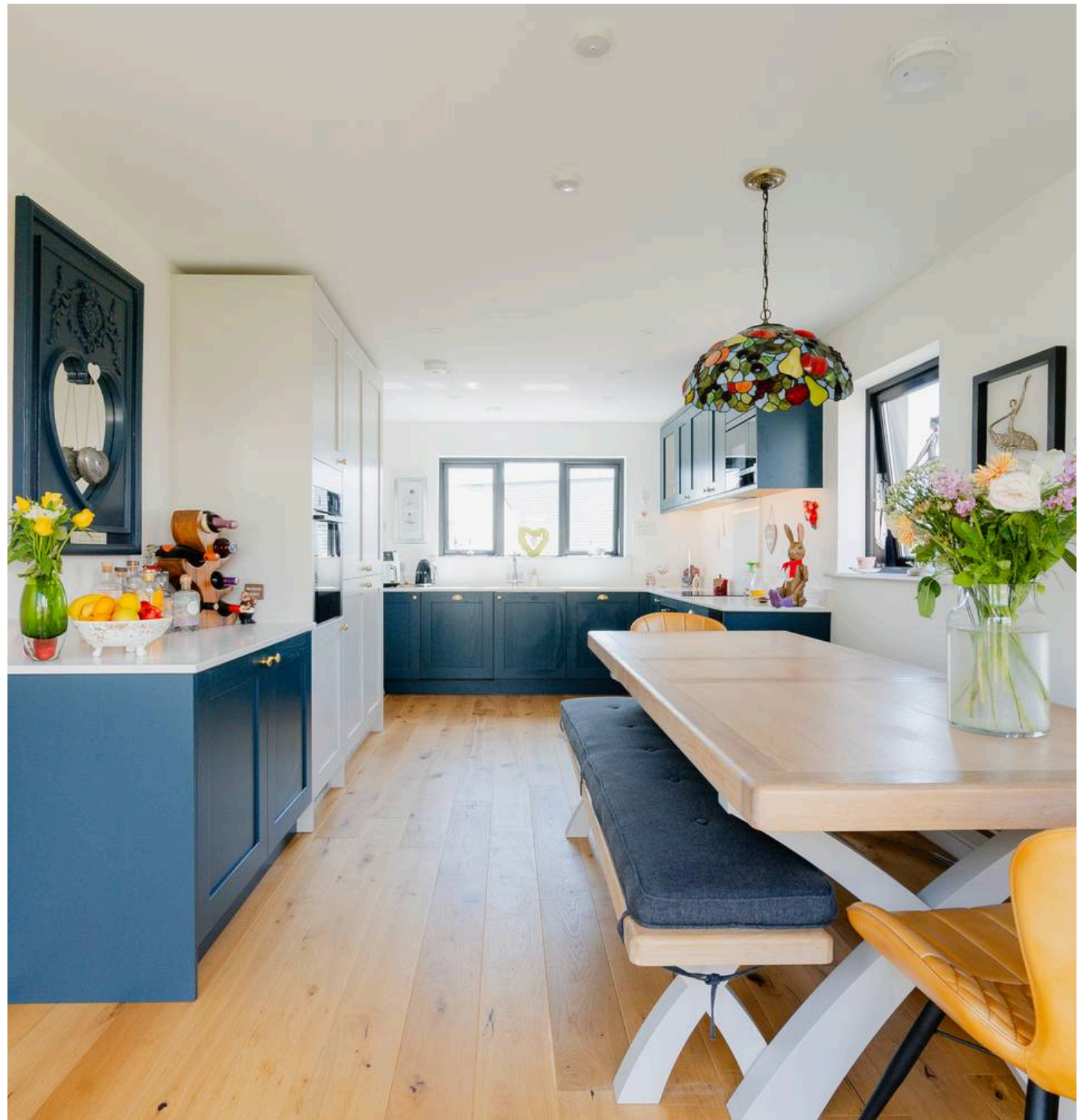
# 10 Weavers Way

Sandford, Crediton

- Beautifully presented home
- Built in 2024
- Small exclusive development
- 3 Bedrooms
- Master bedroom with ensuite
- Lovely enclosed sunny garden
- Garage
- Parking for 2 vehicles
- Spacious kitchen/diner
- No onward chain

Weavers Way is an exclusive development of 13 houses which were designed to blend in with the landscape and provide stylish eco homes. This property is a detached 3 bedroom home with lovely views over countryside and the benefit of an MVHR heat recovery system, underfloor air source heating, engineered oak flooring and quartz worktops, the design and layout works well for modern living with every convenience catered for.

The open plan kitchen-dining area has a great array of solid wood System Six units with quartz worktops. There are two integrated fridge/freezers, one eye level and one under counter oven, integrated dishwasher and a wine fridge. The pantry cupboard at the end of the kitchen is a great addition giving an abundance of space for all the essentials and there are patio doors leading to the outdoor dining area.





The lounge is full of light and a great space to relax and unwind. From the hall there is a utility room with space for a washing machine, a WC and sink. Upstairs the master bedroom has a large picture window with views out to the countryside beyond and an ensuite bathroom with full height porcelain Mandarin Stone tiles, shower, WC & sink. The second double bedroom is currently being enjoyed as a second lounge again enjoying the views through the full height window, this room has a handy airing cupboard. The third bedroom is an additional double with views over the rear garden. The contemporary family bathroom has a bath with fixed rainfall shower head and separate flexible shower head with a glass screen, WC and floating sink. Air-source heating provides underfloor heating throughout providing an economic clean way of heating the home.

Outside to the front is a path with lawned area to the side, parking for two vehicles leading up to the garage with up and over door and EV car charger. The rear garden is largely laid to lawn and enjoys the sun all day, there's a patio area to enjoy outdoor dining and it is fully enclosed and perfect for pets and young children.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 - £2497.45

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 75Mbps

Drainage: Mains drainage



Heating: Air Source Heating

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.

DIRECTIONS : From Crediton take Jockey Hill toward Sandford. Upon reaching the village take a right turn onto Fanny's Lane and then a right turn into Creedy Road, Weavers Way can be found to the left and number 10 is on the right hand side on the corner.

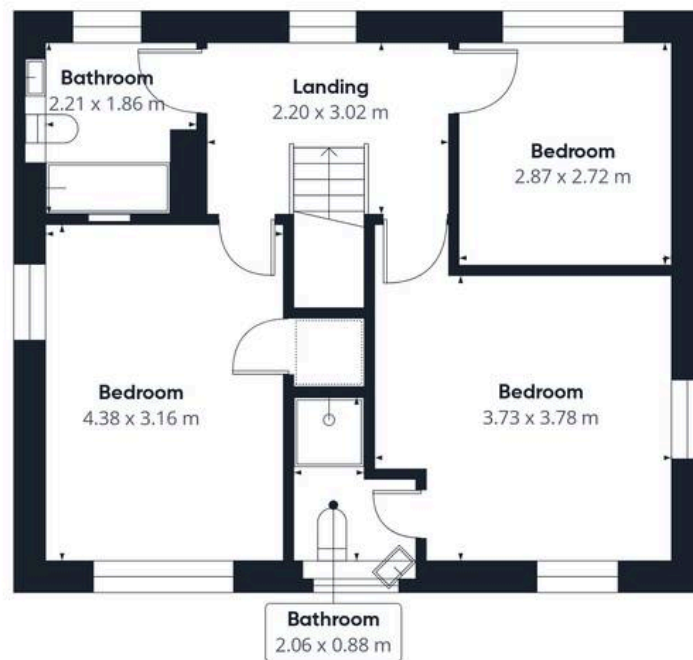
For Sat Nav: EX17 4NS

What3Words: ///suspended.revolting.merit





Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
101.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Helmores

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