



12 Creedy View, Sandford, EX17 4NS

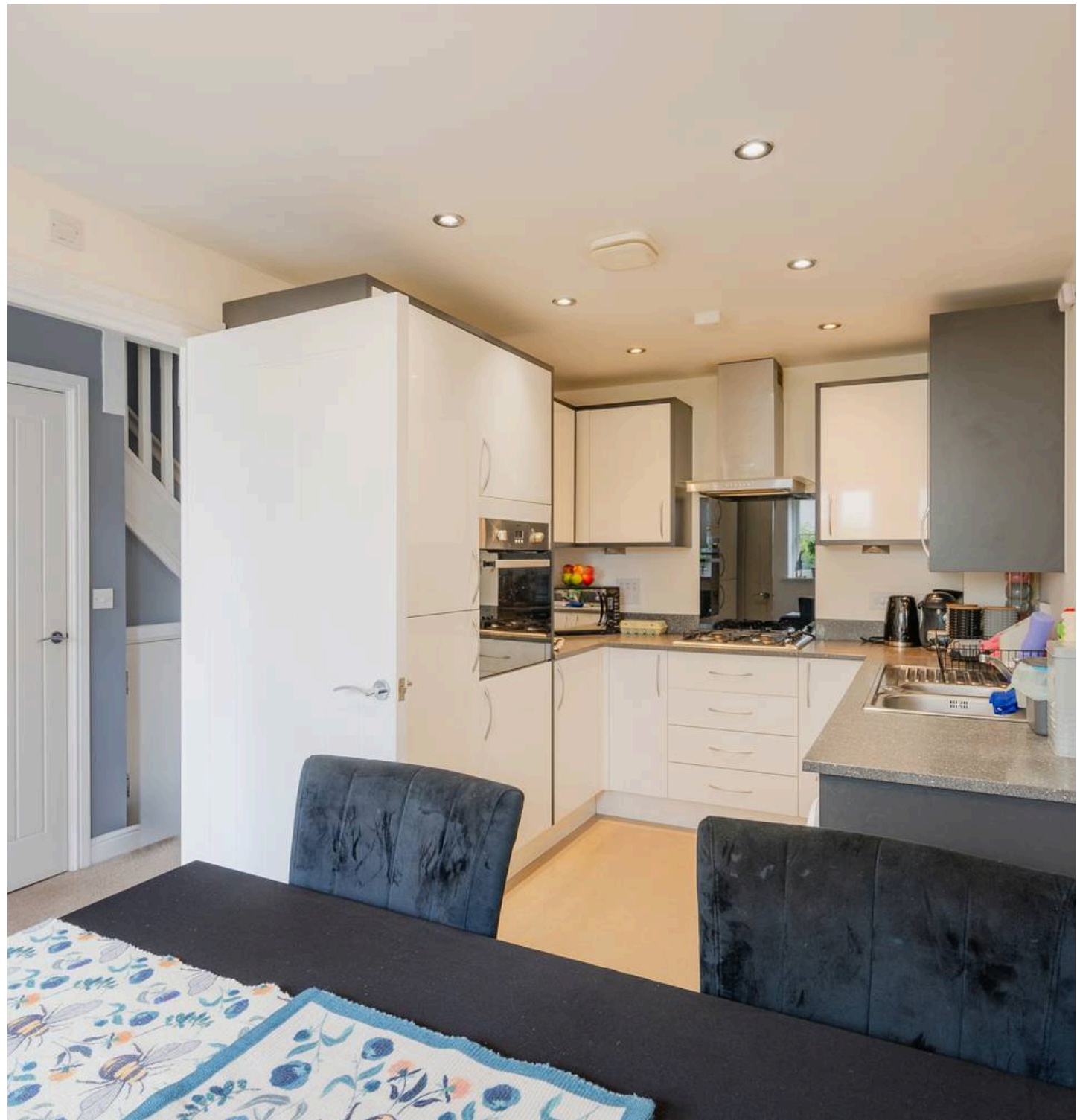
Guide Price **£300,000**

12 Creedy View

Sandford, Crediton

- Three bedroom link detached home
- Wonderful sought after village position
- Only 10 years old
- Master ensuite
- Modern kitchen/diner
- Living room opening onto gardens
- Gardens and level walk to village
- Garage and parking
- No chain

This modern family home is situated within the ever-popular Mid-Devon village of Sandford, with its great community, two pubs, post office and primary school. Located towards the end of the cul-de-sac development, it's tucked away in the corner giving it a private position. This is a great opportunity for someone moving up or down the housing ladder, all packaged up within a well-presented link detached house (adjoined only garage to garage) with parking, garage and an enclosed rear garden. We love the solar panels too to aid with the reduced energy costs for a new owner. The house has been let and now offered for sale with no chain.





The house was completed in 2015 by the well regarded developers, Summerfield Homes so is only about 10 years old. The layout is traditional with an entrance hall giving access to the WC and sperate entrances into the kitchen/diner and living room. The kitchen/dining room has modern fitted units and makes a great sociable space. The living room is at the rear and enjoys double doors out on the rear garden. On the first floor are 3 bedrooms, the master with en-suite and built in storage. There is a family bathroom too, well positioned to service the other 2 bedrooms.

Outside is a small, pretty front garden setting it back from the cul-de-sac and quite low maintenance. To the side is off-street parking in front of the garage door. The single garage is a good size and ideal for a house of this type. The rear garden is mainly laid to lawn with paved patio, pathways and a timber shed but it's somewhat of a blank canvass. It's a wonderful house in a great village, tucked away on a good plot.



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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon
Approx Age: 2015

Construction Notes: Standard

Utilities: Mains electric, water, gas (see below), telephone & broadband

Drainage: Mains

Heating: Gas central heating (Creedy View has its own gas for all its residents, each property is metered individually)

Listed: No

Conservation Area: Yes

Tenure: Freehold

DIRECTIONS

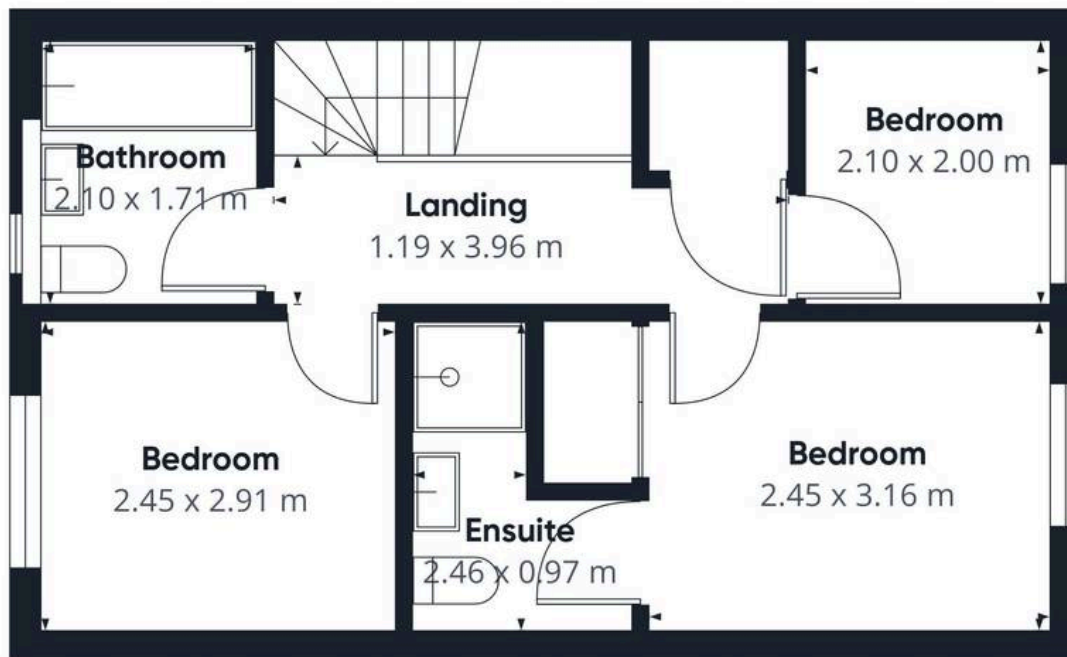
For sat-nav use EX17 4NS and the What3Words address is [///files.firebird.majority](#) but if you want the traditional directions, please read on.

From Crediton proceed North out of the town via Jockey Hill heading towards Sandford. Enter the village and proceed up Rose and Crown Hill, staying right when the road splits to the square. Take the next right towards the village hall. After the village hall car park, turn right into Creedy View, continue into the development and No. 12 will be found towards the end on the right.





Floor 0



Floor 1

Approximate total area⁽¹⁾
68.6 m²

(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



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