



11 Crofts Estate, Sandford, EX17 4LX

Guide Price £260,000

11 Crofts Estate

Sandford, Crediton

- Edge of village home
- Great eco credentials
- Upgraded and in very good condition
- Lounge with woodburning stove
- 3 Bedrooms
- Enclosed garden backing onto open countryside
- Open plan kitchen/dining room
- Air source heating
- Parking
- No onward chain!

Set on the edge of Sandford with open farmland immediately beyond the rear garden, this three-bedroom mid-terrace home offers a practical layout, useful outdoor space and the benefit of some significant recent energy improvements. Eight solar panels and air-source heating were installed in 2024, along with new radiators, while an inset wood-burning stove provides an additional source of warmth in the dual-aspect sitting room.

The accommodation is straightforward and well suited to everyday life. The sitting room has a window to the front and patio doors opening onto the rear garden, with the woodburner set within a brick fireplace. The kitchen has been reconfigured to create a more open-plan dining area and is fitted with cream shaker-style units, granite-effect worktops, an under-counter oven, 4 ring ceramic hob and integrated fridge, with space for a washing machine and dishwasher. A useful rear porch/storage area provides additional space, currently used for a fridge-freezer.

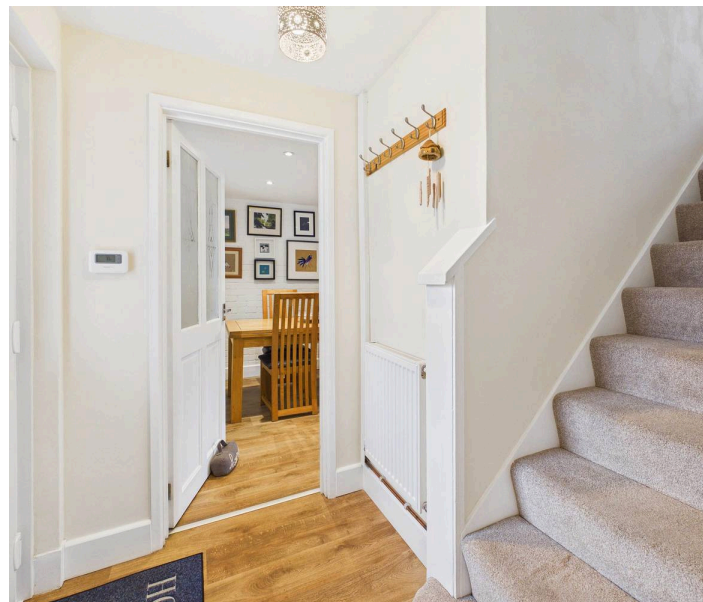




Upstairs are two good-sized double bedrooms, both with built-in storage and front-facing views towards the surrounding countryside, together with a third bedroom overlooking the rear garden and fields beyond. The bathroom has a bath with electric shower over and a Victorian-style mixer tap and shower head, WC and wash basin. The landing also houses the hot water tank and solar equipment.

Outside, the front garden provides parking for two vehicles, subject to their length, together with a covered area that is handy for storing logs or bikes and a separate wooden bin store. There is a lawn with flower borders and a mature tree. The rear garden has a good mix of lawn, hard-standing, raised beds and an ornamental pond, with attractive stone walling and steps leading up towards the rear boundary. Beyond the fence, the outlook opens directly onto farmland, giving the garden a pleasant rural feel.

With UPVC double glazing, air-source heating, solar panels and a woodburning stove, the property offers a combination of manageable running costs and practical day-to-day living. Its village-edge position, countryside outlook and straightforward layout make it a particularly appealing option for a first home, downsizing or anyone looking for a manageable home with some useful energy-saving improvements already in place. The property is being sold with no onward chain.



Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2034.14

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Air source central heating & woodburning stove

Construction: Standard

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.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

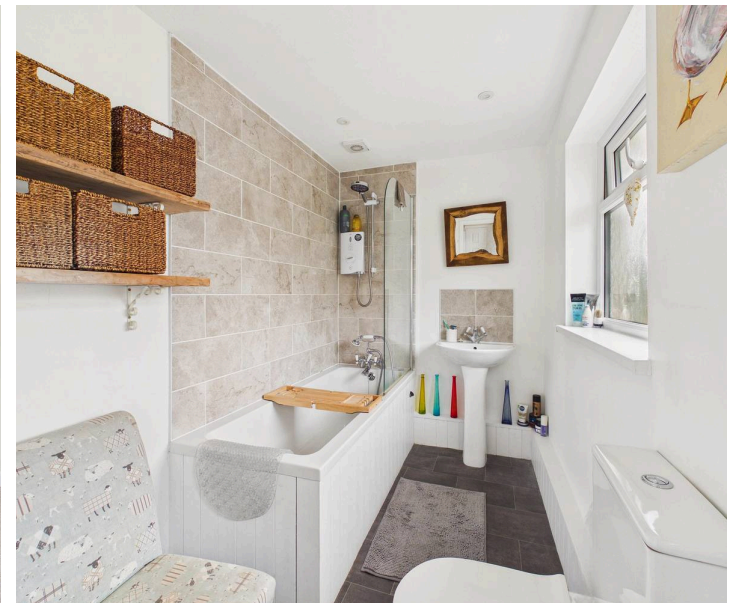
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DIRECTIONS

From Crediton head north on Jockey Hill and continue straight to the village. Turn left into the village square and bear around to the left. Take a right turn onto St Swithins Gardens and continue up to Crofts Estate. Number 11 can be found up to the left marked with a Helmores board.

For Sav Nav: EX17 4LX

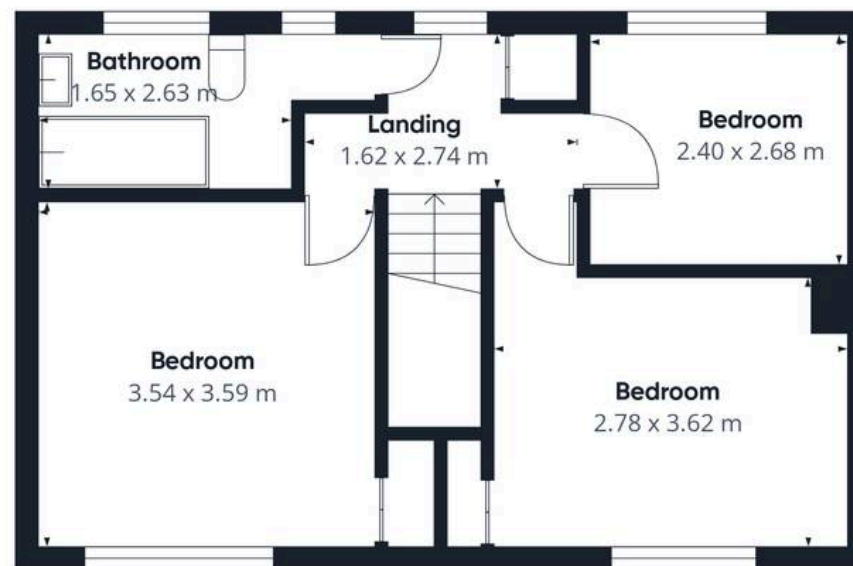
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Floor 0

Approximate total area⁽¹⁾
81.5 m²



Floor 1



(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

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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