

Tor House, Sandford, Crediton, EX17 4NJ

Guide Price **£315,000**

Tor House, Sandford

Crediton

- Modern detached village home built in 2009
- Central Sandford location overlooking Creedy Park
- Three double bedrooms and en-suite to the main bedroom
- Spacious living room with woodburner
- Large kitchen/dining room with doors to the garden
- Utility room and downstairs WC
- South facing front garden and decked area
- Courtyard style rear garden with pergola seating area
- Off-road parking and no onward chain
- Beautifully presented throughout with generous room sizes

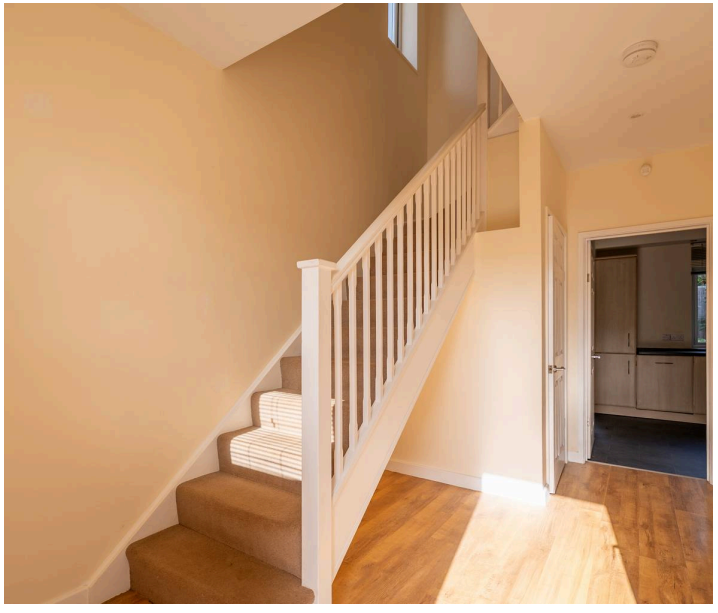
Situated within the popular Snows area of Sandford, Tor House occupies a central village position with lovely south facing views towards Creedy Park. Built in 2009, it combines the practicality and efficiency of a modern home with room sizes and proportions that feel far more generous than many buyers might first expect.

Sandford continues to be one of Mid Devon's most sought after villages, helped by its strong community feel, popular pubs, village shop and regular bus links, all while remaining just a couple of miles from Crediton and within easy reach of Exeter.









The house itself is beautifully presented and offers excellent family accommodation throughout. A wide and welcoming entrance hall immediately gives a sense of space, while the useful downstairs WC is a practical addition for day-to-day life.

The living room is particularly impressive in size and the woodburner creates a lovely focal point for cosy evenings in. Running along the rear of the property is the kitchen/dining room, very much the hub of the home. Designed as a true kitchen diner, there's ample room for everyday family life and entertaining alike, while recent flooring and redecoration keep the feel fresh and modern. Doors open directly out to the rear garden where there's a wonderful alfresco dining space for the warmer months. A separate utility room is another welcome addition and adds practicality often missing from homes of this type.

Upstairs are three genuine double bedrooms along with the family bathroom. The principal bedroom benefits from its own modern en-suite shower room and, naturally, enjoys the lovely south facing outlook.

Outside, the front garden is another real feature. Lawned with a decked terrace and enjoying the sunny aspect and views, it provides an additional outdoor seating area rarely found with modern homes. To the rear is a more enclosed courtyard style garden with useful storage shed and the pergola seating area.

The property also benefits from off-road parking to the front, with additional public parking nearby if required.

Offered with no onward chain, Tor House is a modern village home with far more to offer than first expected.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heating and wood-burner

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.

Agents' Notes:

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.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.







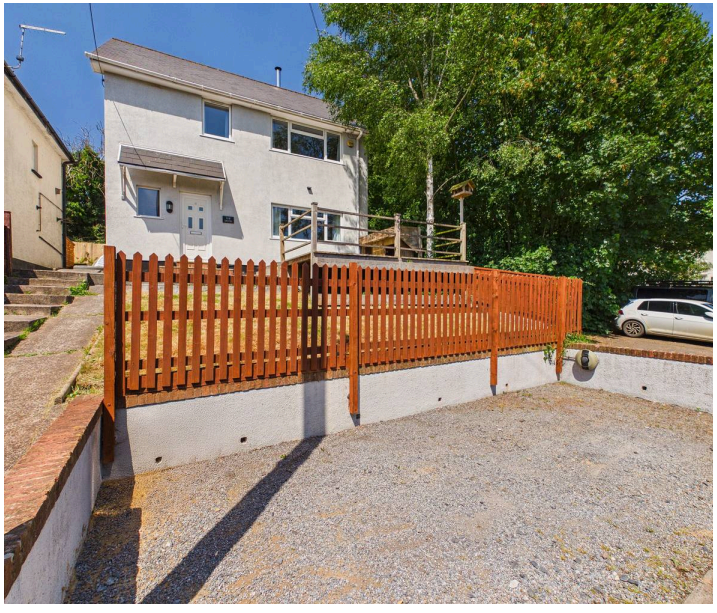
Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

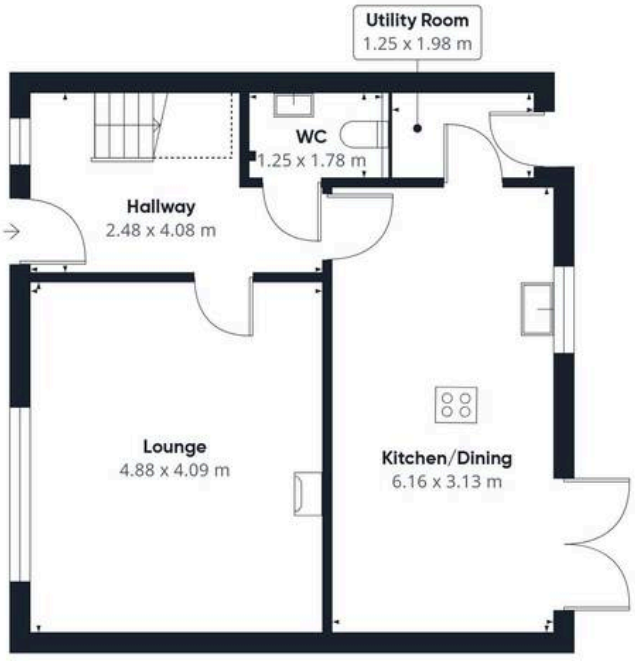
DIRECTIONS : Use EX17 4NJ or the what3words is ///diplomat.edit.motive

Entering Sandford from Crediton, go past Meadowside garage and turn immediately right into Meadowside Road. Ignore the first left into Snows and continue for approx. 200m and bear left and left again into the car park. Leave the car park on foot through the top corner exit and the property will be found on the right.

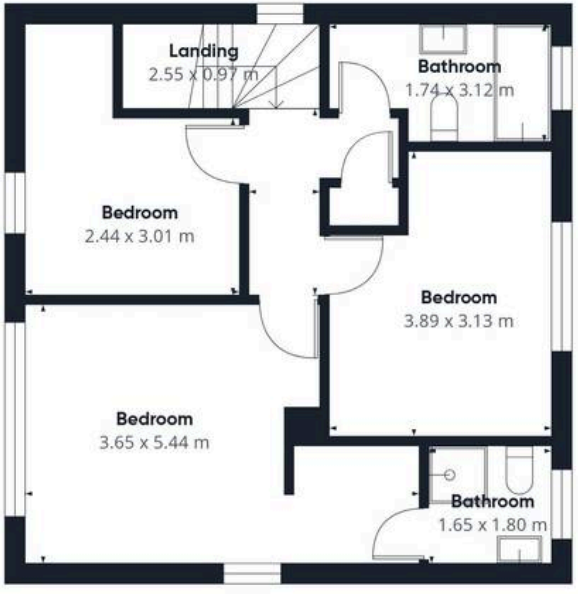








Floor 0



Floor 1



HELMORES
SINCE 1699

Approximate total area(1)

103.4 m²

Reduced headroom

1.4 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

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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.