



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

Offers Over **£300,000**

# 10 Snows Estate

Sandford, Crediton

- Fantastic semi-detached house
- Sought after village location
- 4 bedrooms and 2 bathrooms
- Kitchen/dining room and living room
- Solar panels and gas central heating
- South facing gardens with views
- Parking for 2 vehicles
- No onward chain

Set within the heart of Sandford, one of Mid Devon's most desirable villages, this spacious home offers an exceptional blend of community, countryside and convenience. Sandford is prized for its strong village feel, with a well regarded primary school, popular pubs, community shop/post office and regular bus service, all contributing to everyday life being comfortably close at hand. There are regular events at the village hall as well as football and tennis and Creedy Park is home to Sandford Cricket Club, boasting one of the most picturesque grounds around. Just a couple of miles away lies the thriving market town of Crediton, providing a full range of shops, schooling and rail links, and the much loved Millennium Path offers a scenic and largely traffic free walk/cycle route straight from village to town.

10 Snows is a semi-detached family home, set within the village, slightly elevated with some stunning views to the south, over the garden and onto surrounding countryside. Improved since it was first built, it now offers a flexible layout over two floors





and the ground floor fourth bedroom and shower room add scope for those wanting to utilise a bedroom and facilities without needing to use the stairs. The layout offers a front to back living room with dual aspect and views/doors to the south facing gardens at the front. The good-sized kitchen/dining room provides ample space to create, entertain and enjoy, again with those views to the front. A useful laundry room, WC and shower link to the rear, which is home to the aforementioned fourth bedroom. On the first floor are three bedrooms and the family bathroom. Throughout is gas central heating and owned solar panels on the south facing roof reduce energy costs too.

Outside, the main garden sits to the south (front) and offers lawns, incredible views and of course, being south facing, plenty of opportunity to enjoy the long summer days. There is a great raised decked seating/entertaining area too. It's worth noting that due to the slight elevation of the property, the front garden isn't overlooked from public passers by. To the rear is a large timber shed and to the side at the rear, a wonderful hidden hot tub area is a great way to unwind (hot tub available by separate negotiation). Two parking spaces to the side complete the set up, making it ideal for family life in a wonderful village.



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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

#### Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

#### Heating Type (Non-Mains):

We're informed by the seller that the property is heated via LPG. Buyers should confirm servicing arrangements and running costs.

#### Rights of Way:

We're informed by the seller that the property benefits from a right of way over the private access road and is subject to a pedestrian right of way across the front for the neighbour. Buyers are advised to confirm details and legal status with their conveyancer.

#### Chain Status / Vacant Property:

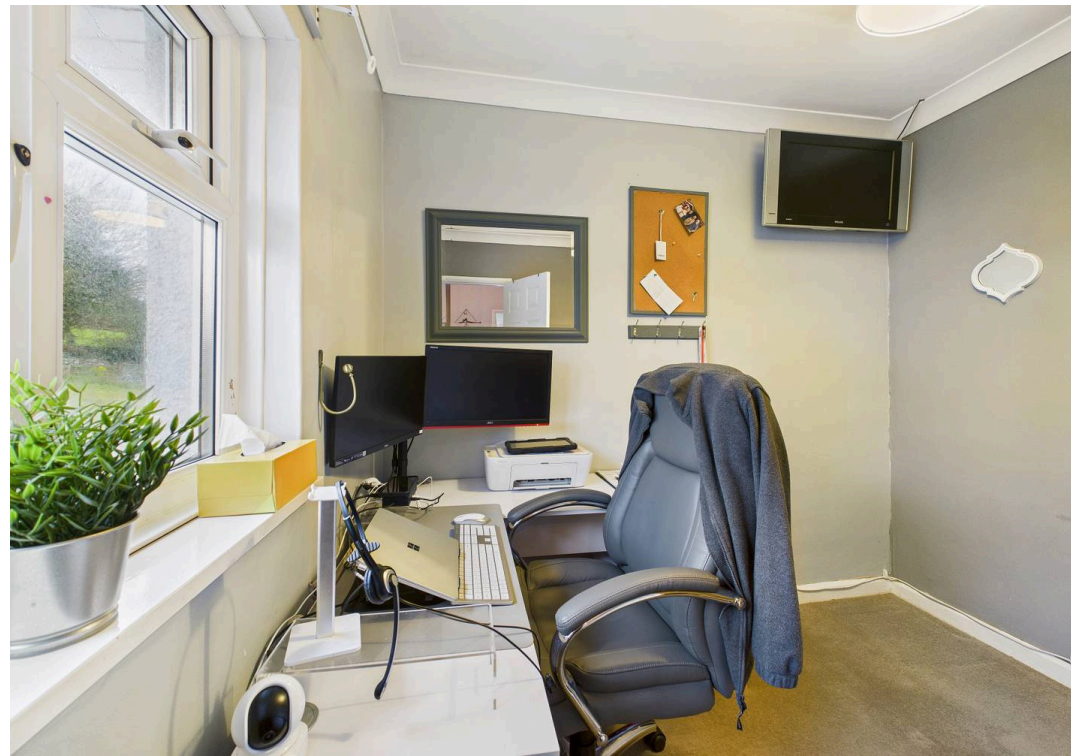
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

#### 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.

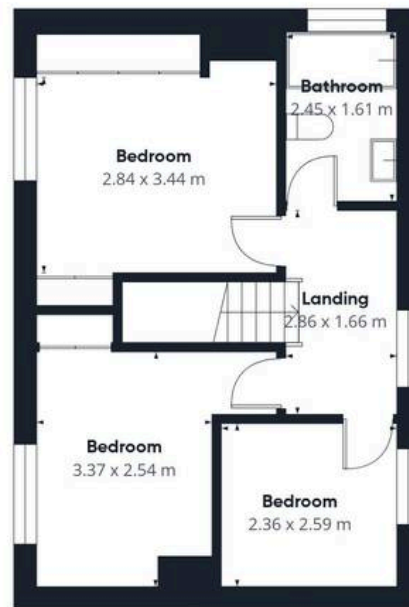






Floor 0

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



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



Current Council Tax: Band C – Mid Devon

Approx Age: 1960's

Construction Notes: Block/brick and tiled roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Gas (LPG)

Listed: No

Conservation Area: No

**SANDFORD** is a pretty and popular village lying about 1.5 miles north of Crediton and just 9.5 miles from Exeter. The centre of the village sits around the square where both The Lamb Inn and the community-run village stores and post office can be found. For outdoor pursuits, the village also has 2 recreation grounds, a tennis court, and a dedicated footpath/cycle path that takes users safely off road to Crediton. A thriving community also ensures plenty of activities are going on throughout the year many of which centre around the well-patronised village hall. The primary school (OFSTED Good) offers wrap around care and a pre-school nursery welcoming 3- to 5-year-olds, and is another draw for families seeking a small but vibrant environment in which to raise their children.

**DIRECTIONS** : For sat-nav use EX17 4NJ and the What3Words address is [///dumpling.lordship.emailed](https://www.what3words.com/#!/en/@@@/dumpling.lordship.emailed) but if you want the traditional directions, please read on.

When entering Sandford from Crediton, pass Meadowside garage on your right and turn immediately right into Meadowside Road and then immediately left into Snows. Bear left again and the property will be on your right.





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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