

2 Gaters Cottage

STAGS

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Sandford, Crediton, EX17 4LU

Crediton 2 miles | Exeter City Centre 10 miles | Tiverton Parkway 22 miles

A stunning Grade II Listed three-bedroom cottage, set on the edge of the popular village of Sandford, offered to the market with no onward chain.

- Three Bedroom Family Home
- No Onward Chain
- Driveway Parking
- Generous Private Garden
- Council Tax Band D
- Grade II Listed Character Cottage
- Character Features Throughout
- Large Outbuilding/Workshop
- Popular Village of Sandford
- Freehold

Guide Price £350,000

DESCRIPTION
2 Gaters Cottage is a delightful Grade II Listed semi-detached three-bedroom thatched cottage in need of some modernisation set in an elevated position on the edge of the popular village of Sandford. The village has a thriving community with a Church, village school and pre-school, village hall, two pubs, a community post office, shop and garage.

The property has an abundance of character with the downstairs space offering a large sitting room, separate dining room, kitchen/breakfast room and downstairs shower room. Upstairs the property is served by three large bedrooms with views across the surrounding countryside and a family bathroom.

Outside the property benefits from driveway parking to the rear, a large outbuilding which is a versatile area and could offer space for a workshop, the rear garden is elevated and is a great private area currently laid to lawn with mature plants and shrubbery.

SERVICES
Mains Electricity, Mains Water, Mains Drainage, Oil Fired Central Heating with Log burner. Ofcom predicted broadband services – Standard and Superfast broadband available. Ofcom predicted mobile coverage: Internal (variable) - EE. External (variable) - EE, Three, O2 and Vodafone.

DIRECTIONS
From Exeter proceed along the A377 to Crediton. At the roundabout turn right, follow road to next roundabout, take left and then first right. At the next roundabout, take right onto Jockey Hill and follow road into Sandford. On entering the village proceed up Rose and Crown Hill and take the left onto The Square. Follow the road heading out of the village towards West Sandford and the property will be located on the right hand side.















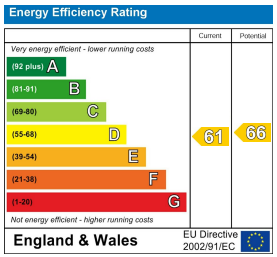




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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