



Sundown, 2 Orchard Close, Sandford, EX17 4NF

£1,100 pcm

**HELMORES**  
SINCE 1699

# Sundown, 2 Orchard Close

Sandford, Crediton

- Detached 3-4 bedroom property
- Garage and shared drive
- New Gas Boiler
- Complete refurbishment
- Two bath/shower rooms
- Great views and edge of village location

Sundown is an excellent, chalet bungalow style property on the outskirts of the always popular village of Sandford. The property has just undergone major refurbishment and modernisation. The ground floor consists of large kitchen with brand new kitchen units and equipment and a modernised shower room as well as three further rooms that give flexibility to utilise as living room, dining room, office or bedrooms. On the first floor there are two further bedrooms as well as a newly added family bathroom. The whole property has been tastefully updated and benefits from Calor gas central heating and full double glazing and the addition of new carpets/flooring and full redecoration. The property also benefits from garage and drive as well as garden that wraps around three sides of the property and great views over the surrounding countryside.

**HELMORES**  
SINCE 1699





**TERMS :**

Rent - £1100pcm

Deposit - £1100

Unfurnished

Pets - Considered

Heating - Calor gas central heating

Available - Immediately

**DIRECTIONS :** Proceed through Sandford and continue up the hill on Church st. with the school on your right and Orchard Close is on your left. Sundown is located at the end on the right

For sat nav please follow EX174NF

What3words - [///clocked.goofy.beaten](https://www.what3words.com/lookup/clocked-goofy-beaten)

Sandford is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old-world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th Century Post House, enshrined by creepers – this is now ‘The Lamb Inn’, an award winning pub/ restaurant; with a rustic aesthetic and cheerful spirit. Featured in ‘The Daily Mail’s – 20 Best British Country Pubs’ (2015). Across the way from here is the shop/ post office, run by the local community. Community is something that underpins every aspect of Sandford, including the local sporting events. Residents have a choice of things to do: such as joining the village cricket, tennis, football and rugby clubs. For the kids, Sandford has a highly sought after pre-school and a primary school (known for its classic Greek-style architecture). Older ones fall within the direct catchment for Q.E.C.C. in Crediton (with an Ofsted “outstanding” Sixth Form). Sandford is linked to Crediton via a footpath, then runs through the



Millennium Green on the outskirts of the village – past a wildflower meadow, herb garden, over a crystal stream, yonder tilled fields to a little copse at the town’s-edge.

I’m INTERESTED to look! What next?

We’ll fix you a viewing appointment – phone, email or call into the office with some dates and times that suit you.

I want to APPLY! What next?

You’ll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

We’re here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

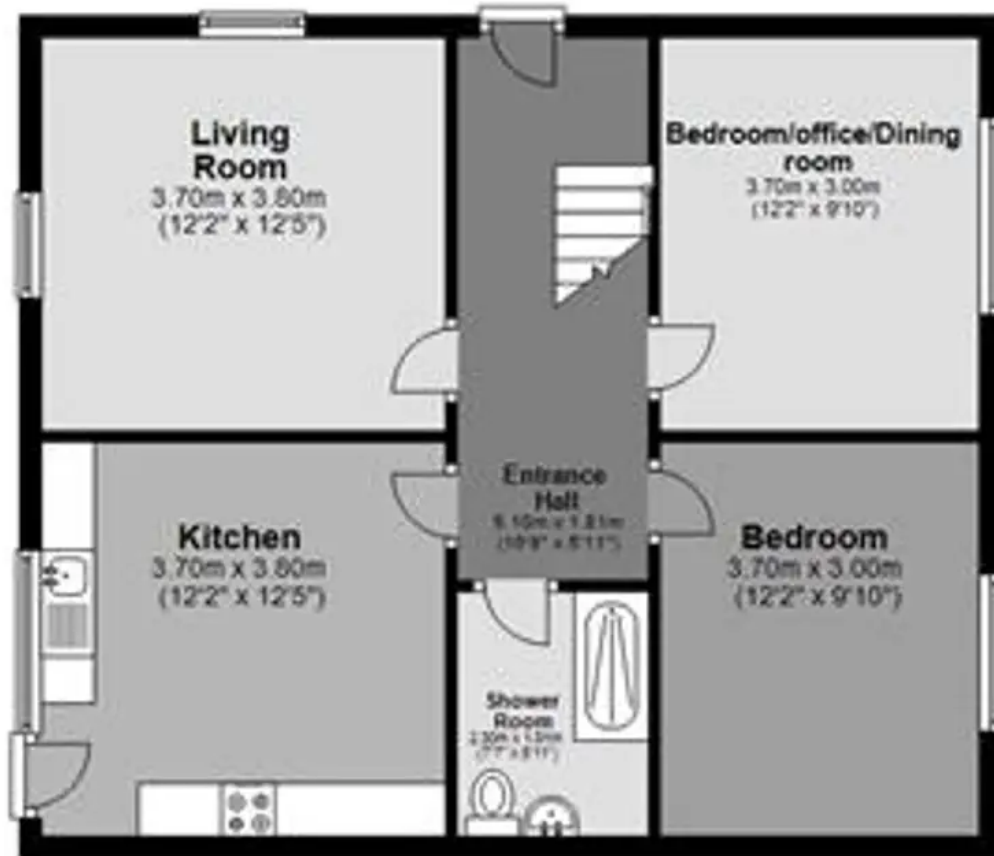
You can also check out our step by step RENTING GUIDE here:

<https://www.helmores.com/rent/renting-guide/>



## Ground Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 93.1 sq. metres (1002.1 sq. feet)

**HELMORES**  
SINCE 1699



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

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

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

**HELMORES**  
SINCE 1699

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.