



## 1 Snows Estate, Sandford, EX17 4NJ

Guide Price £240,000

**HELMORES**  
SINCE 1699

# 1 Snows Estate

Sandford, CREDITON

- Excellent 3 bedroom home
- Sought after village location
- Views over Creedy Park
- Gardens to front and rear
- Potential to create off-road parking
- Permission to extend at rear and loft
- Living room with views
- Gas central heating & uPVC double glazing

Sandford, just a couple of miles north of Crediton and a thriving local community. As well as 2 pubs, there's a fantastic community stores/post office and primary school plus a well utilised village hall and church. The village is well located and there's a regular bus service to Crediton/Exeter. Towards the bottom end of the village, with an outlook over the rooftops to Creedy Park is Snows. A development of ex-local authority houses offering great value for money. This property has the benefit of uPVC double glazing and LPG central heating, plus the added bonus that the previous owners were granted permission under planning reference 22/00343/CLP for a Certificate of Lawfulness for a proposed single storey extension to the rear to create a large and sociable kitchen/dining room, move the bathroom to the first floor and create a master en-suite in the loft. Work has not been started but is available for a new purchaser to take advantage of. There is also the opportunity to create off-road parking at the bottom of the garden.





Internally, the house is well laid out with a light living room overlooking the front garden that takes in those lovely views. The bathroom is currently on the ground floor and works well. To the rear is the kitchen/breakfast room with plenty of storage available and the door to the rear porch and onto the rear yard. Upstairs are the 3 bedrooms. A particular feature of the house is the stripped pine floorboards which add a country feel to the house, clearly carpet could be installed if preferred.

Outside, the main garden sits to the front and is south facing. It gently slopes away and with a pathway to one side, this leads to a paved area in front of the house, making a superb seating area. The garden is mainly lawned with fencing and as previously mentioned, could be utilised to create off-road parking. There's access to the side of the house and at the rear is a yard area with 2 timber sheds - one with electricity.

It's a great house in a super village and with the permissions in place, could be elevated to the next level of space if it's required.

Please note, there is a right of way across the rear for the neighbour and a right across the neighbour for this property to access the footpath to the north.



Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2023/24 -  
£1771.94

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

Tenure: Freehold

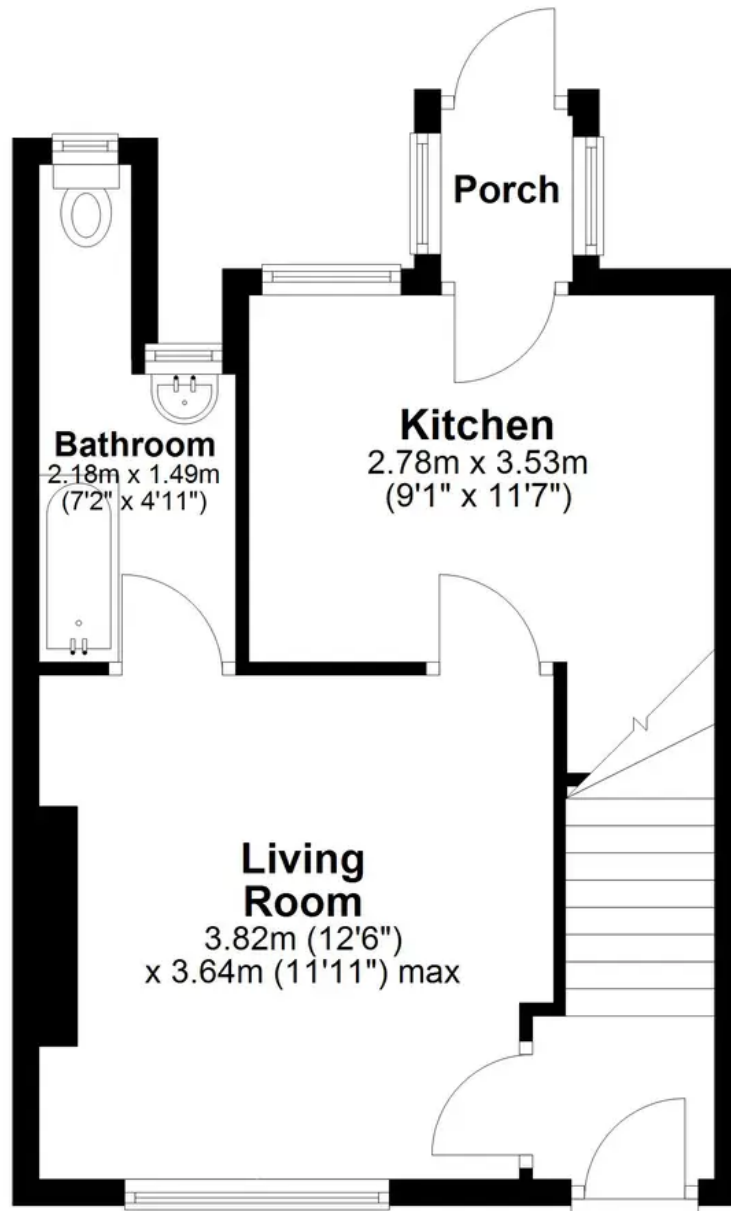
**SANDFORD** is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old –world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 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. Sandford has a highly sought after 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, that 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.

**DIRECTIONS** : For sat-nav use EX17 4NJ and the What3Words address is [///contracts.builds.pack](https://www.what3words.com/contracts.builds.pack) but if you want the traditional directions, please read on.



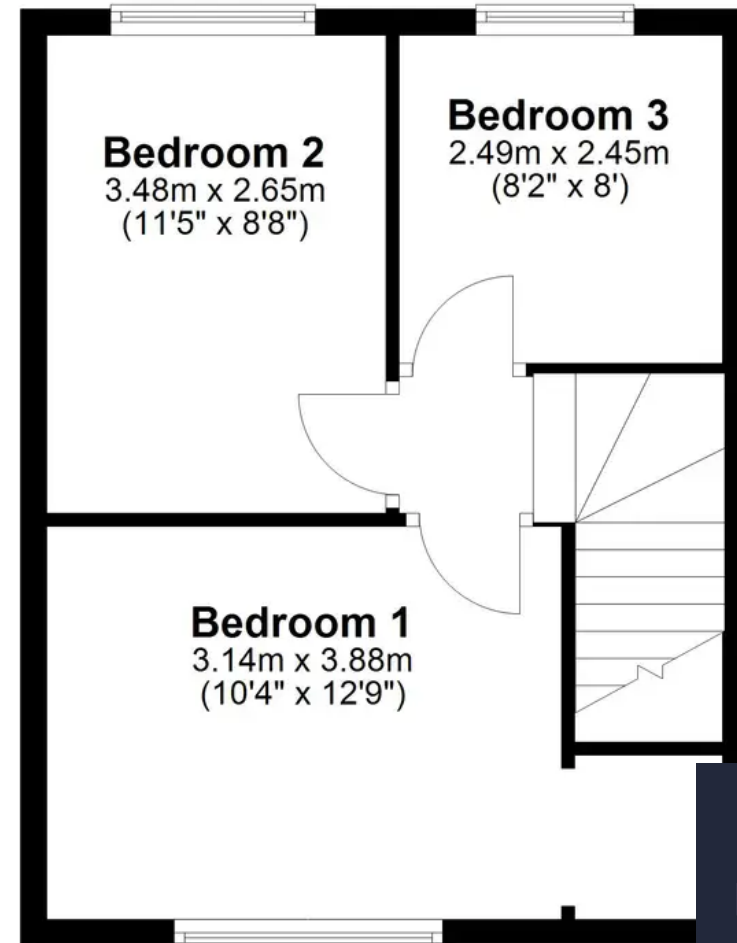
## Ground Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 69.1 sq. metres (744.3 sq. feet)

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