



## Westaway New Buildings, Sandford EX17 4PN

Guide Price £420,000

**HELMORES**  
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# Westaway New Buildings

Sandford, Crediton

On the market for the first time in 40 years, this lovely situated detached bungalow offers a wealth of space, conveniently located within a short distance of the market town of Crediton and the desirable village of Sandford. Set in the pretty small village of New Buildings, this property has a lot to offer in regards to space, parking and has a large pretty garden with ample parking and is being sold with no onward chain.

The lounge is set at the back of the property with a jetmaster open fire and doors out to the conservatory stretching the full width of the house overlooking the mature gardens with patio doors leading out. The kitchen has light oak style units fitted by Ashgrove, with a built-in under-worktop fridge, with double eye level oven and a wealth of units with space for a washing machine and full height fridge. There is a door to the side of the kitchen to an enclosed porch area with access to the side of the property.



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The separate dining room has oak effect flooring with a sliding patio door out to the side yard. There are three double bedrooms, all with large double fitted wardrobes. In the hall are the airing cupboard and storage cupboard, central heating temperature control, and the boiler housing with water heating and solar controls. The main bathroom has a green suite, with bath and floor to ceiling tiles. The property benefits from a further modern wet room with shower, WC and vanity unit under the sink. There is oil fired central heating, uPVC double glazing throughout and solar panel used for heating the water efficiently.

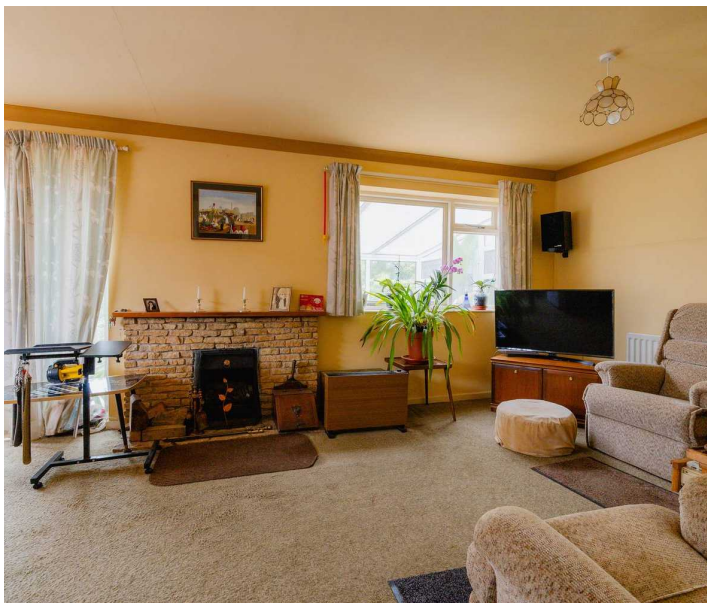
Outside to the front is ample parking for 4 vehicles and access to the single garage with electric roller door. To the side of the parking is an attractive lawned area and chipping area. There is access to the garden on both sides and one side has 2 garden sheds and a spacious yard area. To the rear is a lovely garden with mature palm trees, lawned area and shrub and flower borders, to the bottom of this garden is a further area with vegetable beds, green house and potting shed.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2384.22

Utilities: Mains electric, telephone & broadband

Broadband within this postcode: Superfast Enabled



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Drainage: Private drainage (not shared)

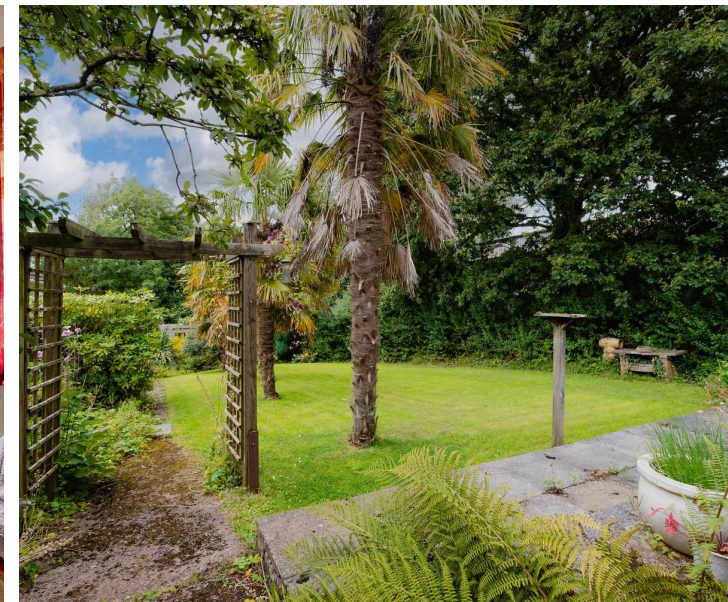
Heating: Oil fired central heating, open fire & solar heated water

Listed: No

Conservation Area: No

Tenure: Freehold

**NEWBUILDINGS** is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of Crediton, 2 miles east of the village of Coplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at Crediton and essentials can be picked up from the Coplestone village shop – a couple of minutes' drive away.



Ground Floor







## Helmores

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