



1 Laurel Avenue, Sandford

Guide Price £285,000

1 Laurel Avenue

Sandford, Crediton, EX17 4NA

- 3 Bedroom village cottage
- Sought after village
- South facing garden
- Kitchen/dining room opening onto garden
- Modern first floor shower room
- Nearby garage

This delightful end of terrace cottage is presented in excellent condition and is being offered to the market with no onward chain. Located in the sought after village of Sandford, just 2 miles from Crediton and 9 from Exeter, it's a wonderful position to access the Mid-Devon area. The village boasts two pubs, a community shop, an active community and village hall, plus a regular (5 a day) bus service to Crediton/Exeter too.

The cottage is traditional with thick cob walls and a lime render (re-rendered in 2019) and has the benefit of uPVC double glazing and modern, programmable electric radiators and a wood-burner (fully lined). The living room is a dual aspect as is the kitchen/diner which opens out onto the garden. Upstairs are 3 bedrooms and a modern shower room.





Outside, the "front" of the property faces south and overlooks its own south facing garden, mainly lawned with a paved patio and some planted beds. There's a timber shed and outside tap. At the end of Laurel Avenue (row of 3) is a small lane with access to some garages, there is one of these garages included in the sale – please note that there is only temporary parking in front of the garages as access to be available at all times to other garages. There is plenty of parking in the village car parks on Fannys Lane.

Agents notes:

There is a pathway leading to No.2 which runs across the "front" of the property.

This property is owned by a partner of Helmores.

Please see the floorplan for room sizes.

Current Council Tax: C Mid Devon

Construction: Stone/cob with lime render

Fastest broadband speed within this postcode: Up to 63Mbps (Rightmove)

Drainage: Mains drainage

Heating: Modern electric radiators and wood-burner

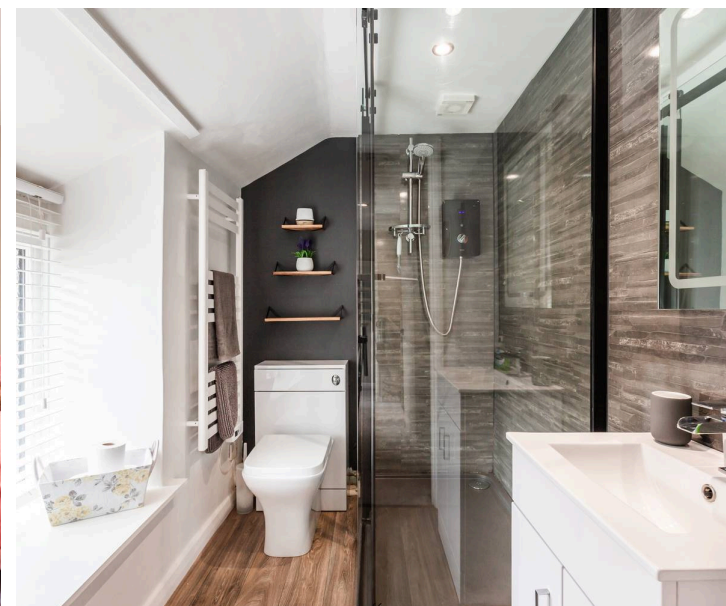
Listed: No

Conservation Area: Yes

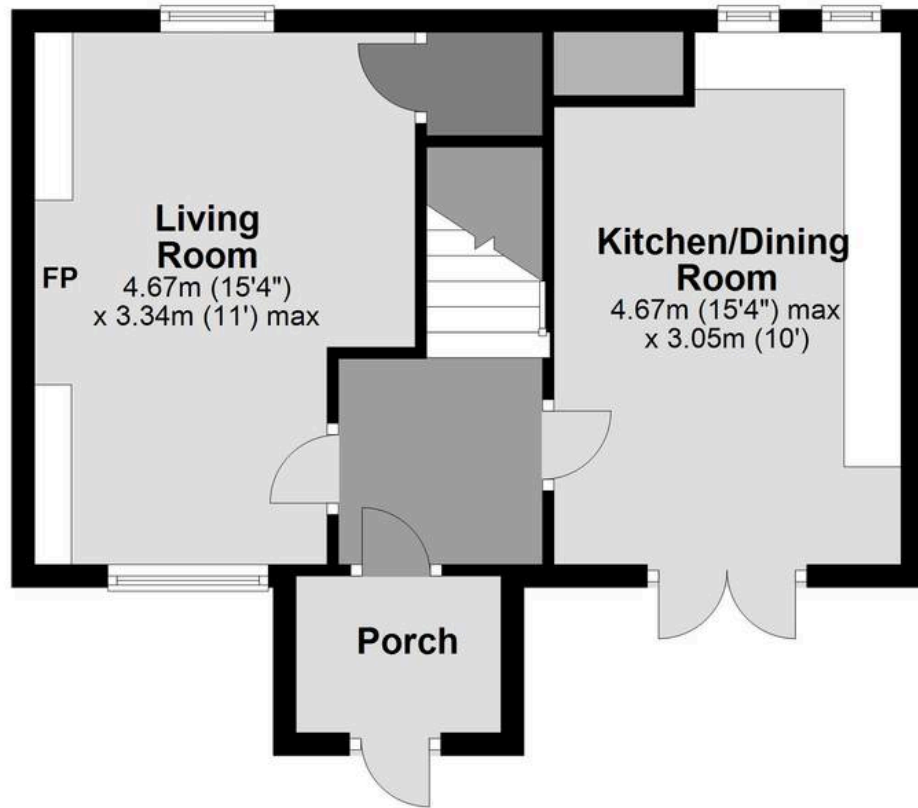
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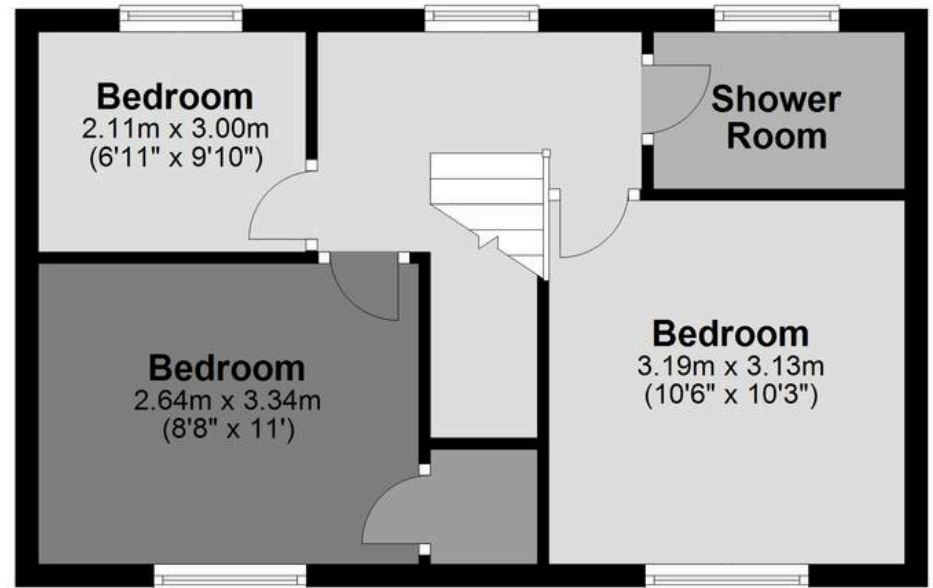
.SANDFORD is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th 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.



Ground Floor



First Floor





Helmores

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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.