



**Sundown, 2 Orchard Close, Sandford, EX17 4NF**

Guide Price £375,000

# Sundown

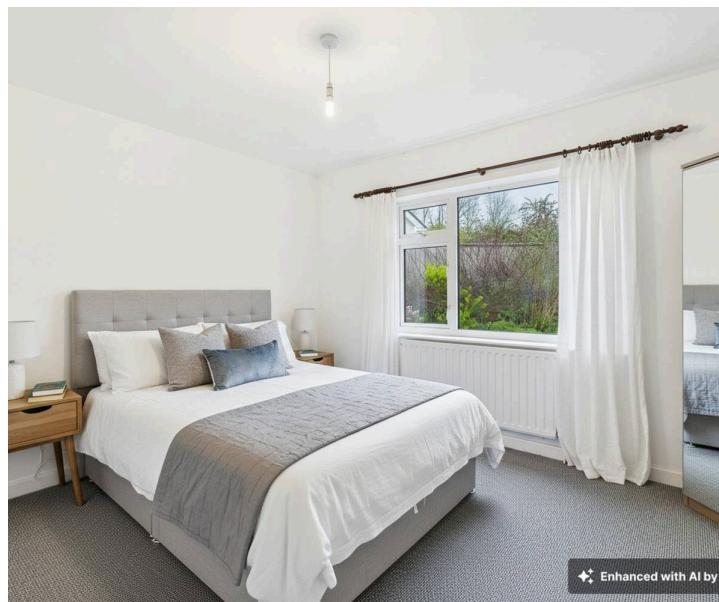
## 2 Orchard Close, Sandford

- Detached village chalet bungalow
- Village with shop, pub and bus
- Only 2 miles from Crediton
- Cul-de-sac location backing onto fields
- 3 or 4 bedrooms and 2 bathrooms
- Living room with views
- Modern kitchen
- Garage and parking
- No chain

Sandford, just a short drive (or even footpath walk) from the market town of Crediton in Mid Devon. Long hailed as one of the more desirable villages in the area thanks to its beautiful countryside, community and pretty square. It's home to a wonderful community shop/post office, a primary school, pubs, sports teams (football, cricket and tennis) and an active village hall. There's a bus service to Crediton and Exeter too meaning it's not isolated. The millennium path runs from the village to Crediton giving year round off the road access by foot or bike into the town.

Located on the edge of the village with far reaching views over the adjoining countryside is Orchard Close, a small cul-de-sac of bungalows and chalet bungalows in a slightly elevated position to enhance the vista. This property is detached and can be found at the head of the cul-de-sac, tucked away at the end with gardens to the side and rear.





Due to its position, it certainly benefits from the outlook over the fields and it feels very calm and green from the living room and kitchen windows. There's uPVC double glazing, Calor central heating and a new kitchen has been installed in the last couple of years. The layout gives a living room (with those views), a kitchen/breakfast room and then two further bedrooms (or one could be a dining room or study) and a shower room on the ground floor. A central staircase gives access to the first floor with two further bedrooms and another bathroom.

Outside, there is driveway parking for two or three vehicles which leads to the garage. The gardens can be found to the side and rear, mainly lawned and easy to maintain with seating areas to enjoy the view.

The property is being sold with no onward chain.

#### Agents' Notes:

##### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

##### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

## Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

## Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Calor Gas central heating

Listed: No

Conservation Area: No

Tenure: Freehold





Approximate total area<sup>(1)</sup>

91.1 m<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

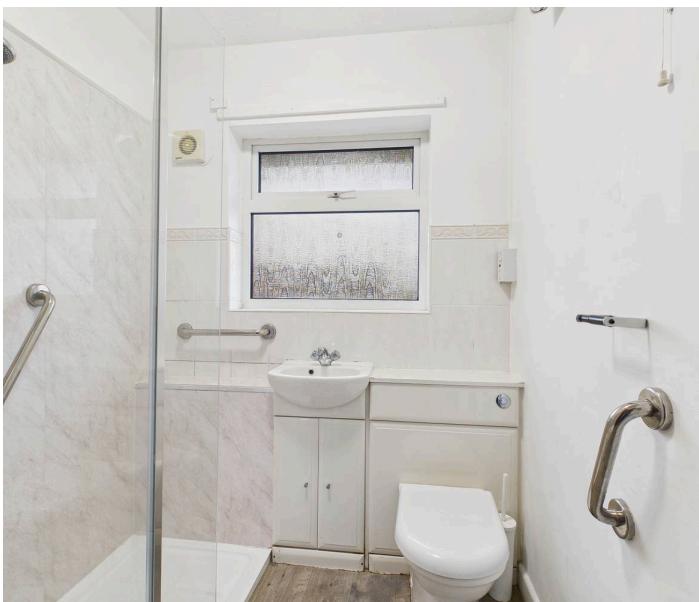
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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.

DIRECTIONS : For sat-nav use EX17 4NF and the What3Words address is ///forge.moisture.petted but if you want the traditional directions, please read on.

Enter Sandford from Crediton and proceed up Rose and Crown Hill, bear right (not into the square) and continue up the hill, passing the church on your left. Take the next left into Orchard Close and the property will be found at the end of the cul-de-sac on the right.



## Helmores

Helmores, 111-112 High Street – EX17 3LF

01363 777 999

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

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

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.