



**1 Park View, West Sandford, EX17 4PF**

Guide Price £200,000

# 1 Park View

West Sandford, Crediton

- Country Cottage
- Renovation project
- 3 Bedrooms
- Large Garden
- Garage & scope to add further parking
- Potential to extend (STP)
- Quiet rural location
- No onward chain

Set in a quiet rural spot near West Sandford, this three-bedroom cottage offers a solid starting point for someone keen to take on a renovation project and shape a home to suit their own ideas.

The house sits within a generous plot, with a large garden that gives plenty of room to rework the outdoor space or explore extending the house, subject to the usual consents. Inside, the layout is straightforward and practical, with three bedrooms and scope to rethink how the rooms connect as part of a wider update.

A detached garage sits alongside the house, with further potential to create additional parking if needed. The setting is peaceful and feels well set in the countryside, while still being within easy reach of Crediton for shops, schools and transport links.





Available without an onward purchase involved, this is a chance to take on a project at your own pace and create a comfortable rural home with space around it and long-term flexibility.

Agents Note: There are rights of way across the garden for the 2 neighbouring cottages

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2025/26 – £2034.67

Utilities: Mains electric, water

Broadband within this postcode: Standard 7Mbps (Airband or Starlink would give much faster speeds)

Drainage: Private drainage

Heating: None

Construction: Cob/Stone

Listed: No

Conservation Area: No

Tenure: Freehold

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.

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.

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.

We're informed by the seller that the property has a private drainage system of which they are unsure of condition or compliance. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

**DIRECTIONS :** From Sandford village square, take the road to the left of the Lamb Inn and head towards West Sandford, take a right turn and the cottage can be found along to the right.

For Sat Nav: EX17 4PF

What3Words: [///forecast.scratches.sprint](http://forecast.scratches.sprint)





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

70.6 m<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE360





## Helmores

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