



Snows Estate, Sandford, EX17 4NJ

Situated in an elevated position on the edge of Sandford, a beautifully presented and tastefully modernised three bedroom end terrace cottage.

Winkworth

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The property has been lovingly maintained and updated by the current owners and offers light and welcoming living accommodation comprising entrance hall, living room, modern kitchen, family bathroom and three good sized bedrooms. Outside, there is a large enclosed front garden with raised vegetable bed and patio area. To the rear is an enclosed courtyard with two useful store sheds.

Snows estate is located close to all the village amenities of Sandford including the local pubs and village square as well as the local playing field, park and numerous country walks.

The current vendors applied for and 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 not on the extension, but is available for a new purchaser to take advantage of.

DIRECTIONS Proceed out of Crediton via Jockey Hill at the crossroads take the road signposted to Sandford. After approximately one mile, you will enter the village and after

the garage turn right onto Meadowside Road, and then left into Snow Estate, follow the road to the end and Number 1 will be found near the end in an elevated position.

OUTSIDE

At the front of the property is a good sized enclosed garden laid to lawn and measuring approximately 26' x 36' (7.92m x 10.97m). There is scope to create an off street parking space if required subject to the necessary consents being sought. A pathway for side access leads to a rear courtyard which is fully enclosed and has two useful storage sheds.

SERVICES: LPG Gas Central Heating, Mains Electric, Water and Drainage.

EPC: E/39

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon District Council.



AT A GLANCE:

End Terrace Family Home

Three Bedrooms

LPG Gas Central Heating

Presented In Excellent Order Throughout

Enclosed Front Garden & Rear Courtyard Area

Timber Garden Shed

Popular Village Location

Wonderful Countryside Views

PROPERTY INFORMATION:

Freehold

Council tax Band: B

Mains Electric, LPG Gas, Water and Drainage.



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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