



4 Brady Close, Sandford, EX17 4LQ

Guide Price £330,000

A bright and spacious, 3-bedroom, semi-detached home, in need of updating, with extensive gardens, off street parking and double garage. No onward chain.

**Winkworth**

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A bright and generously proportioned family home, ideally positioned on the edge of the highly sought-after village of Sandford.

This semi-detached property offers a versatile and well-balanced layout with excellent potential to extend, subject to the necessary planning consents. Although requiring a degree of modernisation, the home provides superb scope for buyers to update and personalise to their own taste.

The current accommodation comprises three bedrooms, a spacious dual-aspect sitting/dining room filled with natural light, a kitchen with adjoining utility room, a ground floor shower room, and a first-floor family bathroom. A welcoming and particularly spacious entrance hall offers excellent storage and is complemented by a practical entrance porch.

Externally, the property benefits from an attached double garage and ample driveway parking to the front. The seller has informed us the foundations of the garage will support a first-floor extension. To the rear lies an extensive garden, thoughtfully arranged with a delightful patio seating area, terraced lawns, and timber storage sheds, offering a wonderful space for families, gardening enthusiasts, or outdoor entertaining.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-located home with significant potential in a desirable village setting.

**DIRECTIONS:** Using the What3Words App, search [forgets.defender.doghouse](https://www.what3words.com/)

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Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

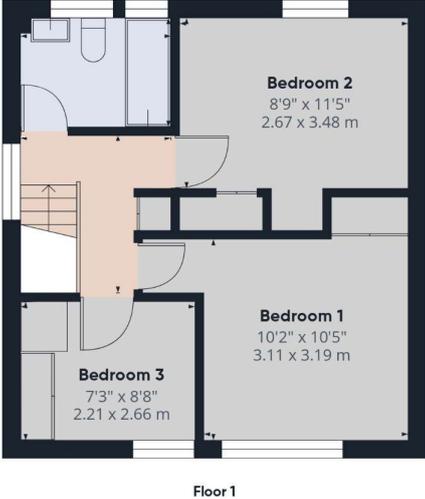


## SUMMARY

- Sought after village location
- 3 Bedroom semi-detached home
- Bright and versatile accommodation
- In need of updating
- Extensive rear garden
- Off street parking and double garage
- No onward chain

## PROPERTY INFORMATION:

COUNCIL TAX: Band C  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electricity and Water  
DRAINAGE: Mains Drainage  
BROADBAND: Broadband Available  
MOBILE SIGNAL: Good Coverage  
HEATING: Oil Fired Central Heating  
LISTED: No  
TENURE: Freehold  
CONSERVATION AREA: No  
FLOOD RISK: Very Low



Approximate total area<sup>(1)</sup>  
 1144 ft<sup>2</sup>  
 106.1 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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