



## 3 Staddlestones Park New Buildings, Sandford, EX17 4PZ

Guide Price £475,000

**HELMORES**  
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## 3 Staddlestones Park New Buildings

Sandford, Crediton, EX17 4PZ

- Large detached house
- Village location
- 4 double bedroom
- Ensuite to master bedroom
- Woodburning stove
- Large kitchen / diner
- Double garage
- Attractive gardens
- Separate dining room
- No chain!

This spacious modern detached home is set in the small village of New Buildings just 3 miles from Crediton, set amongst the Devon rolling hills and farmland. On a development of just 3 homes, this house brings all the modern comforts to village living and is being sold with no onward chain.



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The light and open entrance hall leads to a large study and a WC then on into the lounge where there is an inset woodburning stove and large patio doors leading out the garden. It's a large room with plenty of space for relaxation. Double doors lead through into the dining area which also has patio doors. The kitchen is large with room for a dining space in here too. There is the added bonus of an island along with separate integrated fridge and freezer, oven with 5 ring induction hob and a separate NEFF combi oven. A utility room leads from the kitchen with more cupboard space and a sink, the Worcester LPG boiler is in this room and there is an access door to the garden.

Upstairs there is the large master bedroom with views to the garden and an ensuite shower room with power shower, white suite and a vanity unit. The 2nd and 3rd bedrooms are also both large doubles. There is a main white suite bathroom with a power shower over the bath with a glass screen. There is an airing cupboard on the landing and then a further 4th double bedroom with views over the garden.

The heating is from a privately owned LPG tank, there is uPVC double glazing throughout and the drainage is a treatment plant shared with 2 other properties.

Outside there is easily enough parking for 4 cars.

There is a double garage and a lawned area beside the drive. Around the other side of the house the main garden is mainly laid to lawn with flower and shrub beds and borders along with 2 green houses and a summer house. There is a lovely patio area to enjoy outdoor dining and the garden enjoys privacy and quiet and is fully enclosed.



Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25 – £2914.04

Utilities: Mains electric, LPG, water, telephone & broadband

Broadband within this postcode: ADSL

Drainage: Private treatment plant (share with 2 other properties)

Heating: LPG tank

Listed: No

Tenure: Freehold

### Virtual Staging

We've created a virtually staged image for this property to spark your imagination and showcase furnishing ideas. Please note that this image is for illustrative purposes only.

**NEWBUILDINGS** is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of Crediton, 2 miles east of the village of Coplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at Crediton and essentials can be picked up from the Coplestone village shop – a couple of minutes' drive away.

**DIRECTIONS** : From Crediton high street take an easterly direction and after the Church turn left onto East Street then left again onto Mill Street. After Morrisons Supermarket take a left onto Blagdon Terrace then at the roundabout take a right up Jockey Hill.

What3Words: ///stocky.beans.tangent



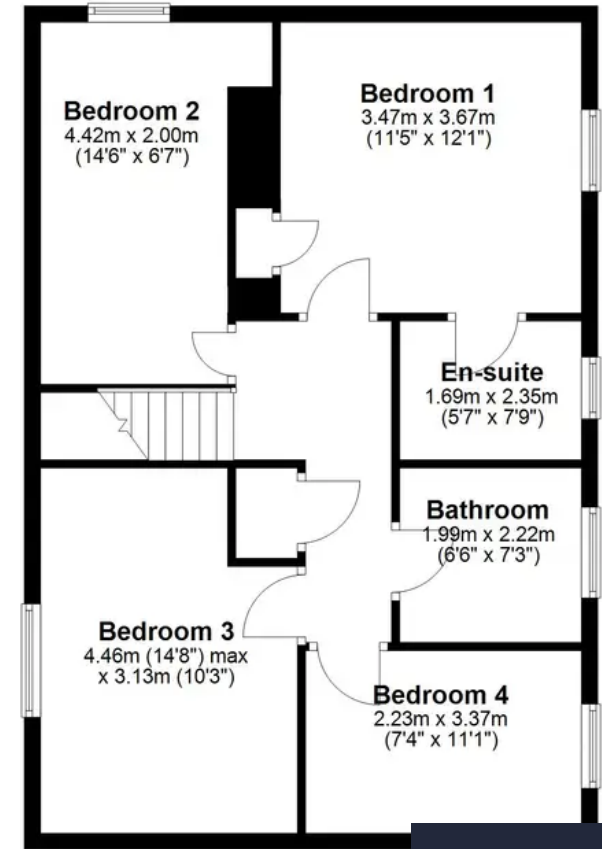
### Ground Floor

Approx. 108.9 sq. metres (1172.6 sq. feet)



### First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 173.8 sq. metres (1870.4 sq. feet)

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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.