



## 3 Crofts Estate, Sandford EX17 4LX

Guide Price £245,000

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# 3 Crofts Estate

Sandford, Crediton

- Spacious Terraced House in Village Setting
- Situated close to The Square, Sandford
- 1,000sqft of accommodation
- Three double bedrooms & upstairs shower room
- Massive dual-aspect lounge diner
- Kitchen, breakfast area & utility
- uPVC double glazing & off-peak electric heaters
- Large lawned gardens to the front & rear

As a substantial Terraced House this property provides an abundance of space and holds the promise of transformation. Enjoy the convenience of village living, just a stone's throw from The Square in Sandford. With 1,000sqft of accommodation, this house is a great match for a young family.

Discover three generously sized bedrooms & an upstairs shower room, offering space for the whole family. The dual-aspect lounge diner is a perfect place for family gatherings and relaxation.



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The property features a kitchen, a breakfast area, and a utility area for added convenience. Stay warm with off-peak electric heaters and benefit from uPVC double glazing.

The large lawned gardens to the front and rear (18.5m x 8.8m) provide space for outdoor activities and gardening with the plot reaching 0.1 of an acre. This properties garden has a right of way across the rear of the neighbours (No.4) house. No.2 has a right of way to the steps up to their garden, however you could easily enclose the rest of the garden with a fence & gate if desired.

3 Crofts Estate is more than just a house; it's the canvas for your family's next chapter. Whether you're looking for a spacious family home, a project to put your stamp on, or a place to create lasting memories, this property has it all.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,771pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric off-peak heaters

Listed: No

Tenure: Freehold



**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. 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, that 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.

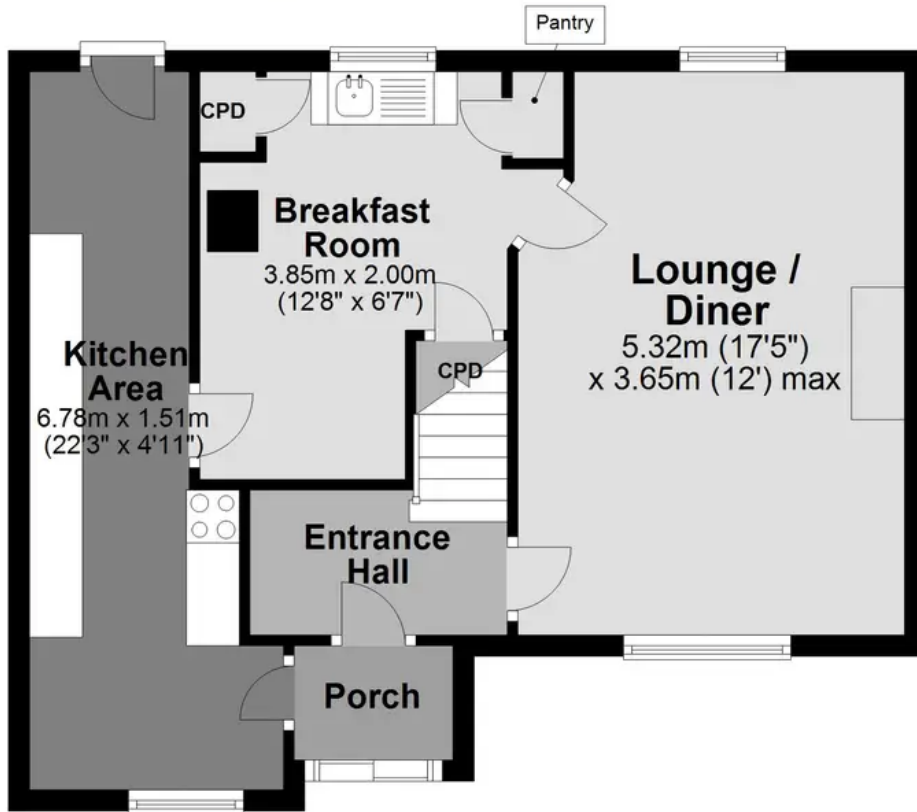
**DIRECTIONS:** For Sat-Nav use EX17 4LX – There is ample on road parking & No.3 is found down a pedestrian footpath just after the garage block.

**What3Words:** [///airfields.shakes.scuba](https://www.what3words.com/airfields.shakes.scuba)



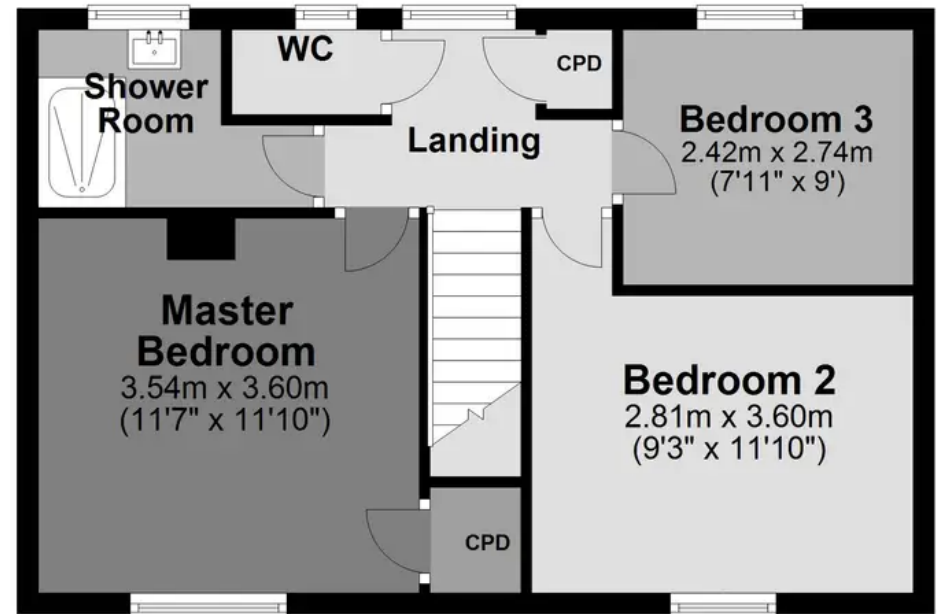
## Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 93.2 sq. metres (1003.0 sq. feet)



## Helmores

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