



Sandford, Crediton, EX17

£1,100 pcm

HELMORES
SINCE 1817

Property Description

Welland Down is a substantial and impressive, 4 bed property on a private estate in very rural location but only 1.5 miles from Sandford and 5-10 minutes from Crediton. The property is accessed via a drive from the road that services 3-4 properties. The property has a very large parking area and although has an adjoining annexe dwelling feels very private.

Outside, alongside the parking there is a very large open fronted shed/barn as well as a building that could be used for light commercial purposes as well as a large garden, wood shed and kennel.

The living accommodation is equally impressive, on the ground floor there is a large country style kitchen with Rayburn, living room with log burner, dining room and ground floor bathroom as well as utility room, boot room and even an internal cold room/pantry for food storage. On the first floor there are three double bedrooms (two of these being very generous rooms with full en-suites). This in turn leads to the second floor where there is an even bigger double room with fitted wardrobes and en-suite with shower and corner bath. The property is a bit of a one-off for the rental market and is priced very reasonably for what is on offer. Potential applicants please be aware that there is the possibility of the property being only available for a fixed period of potentially 6-12 months.

TERMS :

Available - Immediately

Rent - £1100pcm

Deposit - £1100

Unfurnished



Pets - Considered

Heating - Oil

EPC - E48

DIRECTIONS : From Crediton, proceed to Sandford and then continue toward Kennerleigh past the turnings for Pidsey and Dowrich and Spicers Farm, the turning is on the left and is not clearly marked but there will be a Helmores rental sign.

For sat nav please follow EX17 4EN
what3words://exacts.hunk.taxpayers

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. For the kids, 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, then 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.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at
<https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here:

<https://www.helmores.com/rent/renting-guide>

Key Features

- ✓ Substantial 4 bed property
- ✓ Oil central heating and rayburn
- ✓ Utility and kitchen
- ✓ Large gardens
- ✓ Parking for several vehicles
- ✓ Three bathrooms
- ✓ Fantastic location and views



External Areas

Garden

Off Road

4 Parking Spaces















All



Helmores

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