



## 5 Creedy View, Sandford, EX17 4NS

Guide Price £375,000

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## 5 Creedy View

Sandford, Crediton

- Fantastic 4 bedroom family home
- Cul-de-sac village location
- Sought after village with shop and 2 pubs
- Regular bus service
- Solar PV and gas central heating
- Master ensuite
- 2015 build - remainder of warranty
- Parking and garage/utility
- Front and rear gardens

This fantastic family home is situated within the ever-popular Mid-Devon village of Sandford, with its great community, two pubs, post office and primary school. This is a great opportunity for someone moving up or down the housing ladder, all packaged up within a roomy semi-detached house with parking, garage and level gardens. The house was completed in 2015 by the well-regarded developers, Summerfield Homes and carries the remainder of the 10 year NHBC warranty. Tucked away, there is no passing traffic yet the village is on hand and easy to access.



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The layout is traditional with an entrance hall giving access to the WC and into a large living/dining room. The large kitchen is a real feature with modern fitted units and integrated appliances. Both the living room and the kitchen open out into the rear garden. Also worth noting is the addition of an internal door linking the hall to the garage and this is currently used as a utility room/store – ideal for families. On the first floor are 4 bedrooms, the master with en-suite and built-in storage. There is a family bathroom too, well positioned to service the other bedrooms.

Outside is a pretty front garden (approx. 5.5m x 6.5m), which is level and behind a low wall and off-street parking in front of the garage. There is opportunity for further parking and even more could be created on the front garden area (stp). The rear garden (approx. 9m x 7.5m) is level and secure and offers scope for a new owner to take it their vision. There's a timber shed, side access and paved seating area too.

Please see the floorplan for room sizes.



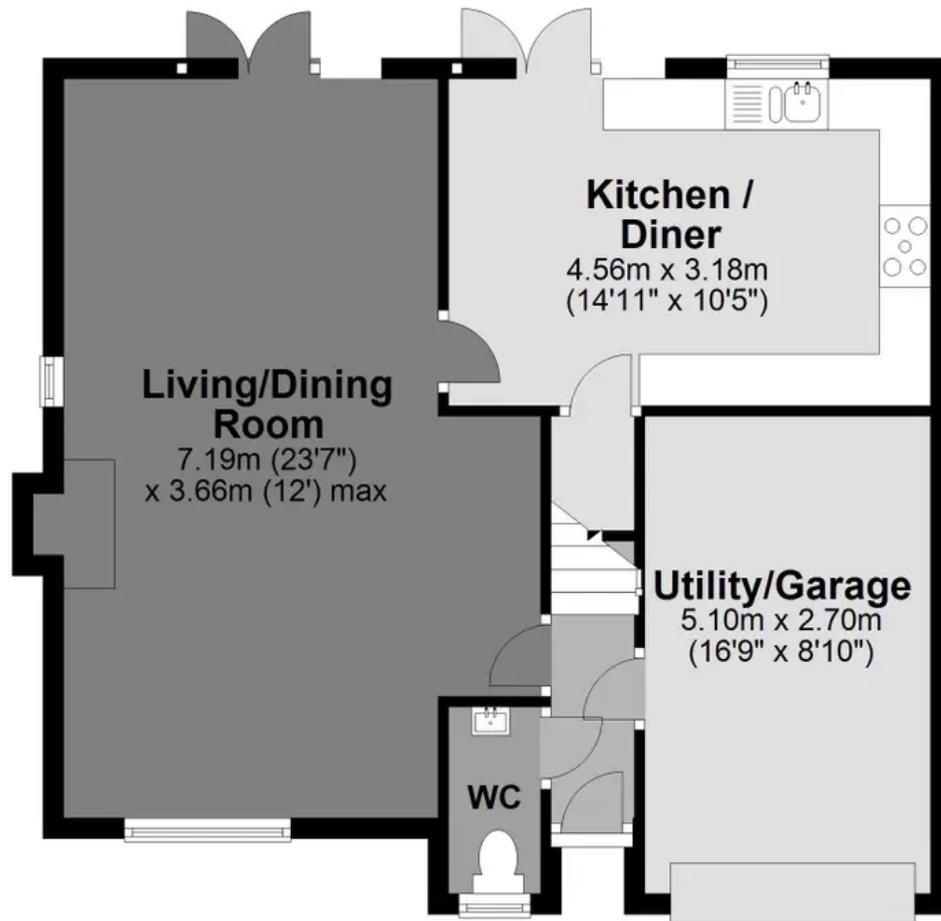
Current Council Tax: D (Mid Devon 2022/23 - £2174.87  
Utilities: Mains electric, water, telephone and broadband,  
plus solar PV  
Fastest broadband speed within this postcode: Up to  
75Mbps (Rightmove)  
Drainage: Mains drainage  
Heating: Gas central heating (Creedy View has its own  
gas for all its residents, each property is metered  
individually)  
Listed: No  
Tenure: Freehold

**DIRECTIONS :** From Crediton proceed North out of the town  
via Jockey Hill heading towards Sandford. Enter the village  
and proceed up Rose and Crown Hill, staying right when  
the road splits to the square. Take the next right towards  
the village hall. After the village hall car park, turn right into  
Creedy View, continue into the development and No. 5 will  
be found on your left hand side.



## Ground Floor

Approx. 63.1 sq. metres (678.9 sq. feet)



## First Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



Total area: approx. 125.1 sq. metres (1346.5 sq. feet)

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## Helmores

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