



Fox Ley, 18 Meadowside Road, Sandford,  
Near Crediton

£174,950

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Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

Fox Ley is an attractive modern semi detached bungalow which is situated in a quiet residential location overlooking open fields on the edge of this highly sought after village. The bungalow benefits from central heating and Upvc double glazing. The well proportioned rooms include a hall, living room with picture window and views, fitted kitchen with an adjoining breakfast room, 2 double bedrooms (each with large built-in wardrobes), a fully tiled bathroom, and a conservatory style porch linking the front and back gardens. Outside is a small and charming courtyard garden to the rear whilst at the front there is a further area of garden and a private drive.

Sandford is a picturesque and thriving village situated 2 miles to the north of Crediton and within commuting distance of the cathedral city of Exeter (9 miles). The village offers an excellent range of amenities which include popular Inns, a Post Office, Village Hall, and an ancient Parish Church. The village primary school feeds the Queen Elizabeth Community College in Crediton. Sporting interests are well served by the excellent cricket club (in a beautiful rural setting) and football, tennis and rugby clubs. There is also a delightful winding footpath to Crediton which runs through the beautifully landscaped Millenium Green.

## ACCOMMODATION

The accommodation with approximate measurements as follows:

Upvc double glazed front door to

### Hall

Radiator, coved ceiling, stone flooring, pine door to .....

**Living Room** 4.58m x 3.40m (15' 0" x 11' 2")



A Upvc double glazed picture window gives a lovely southerly view over the surrounding farmland. Pine fire surround with back panel and hearth; coved ceiling; radiator; television aerial point; twin leaded stained glass windows to the Breakfast Room, pine door leading to ...

### Inner Hall

Hatch to roof space with some conversion potential (subject to obtaining the necessary planning and building regulation consents). Pine panelling to dado height; twin built-in cupboards (one with a radiator), telephone point.

**Kitchen** 3.50m x 2.71m (11' 6" x 8' 11")

Fitted with modern base and eye level units which include a glass fronted display cabinet. Stainless steel sink unit with a mixer tap and roll edged worktops with tiled splashbacks. Plumbing for an automatic washing machine, gas point, gas central heating boiler; coved ceiling; pine panelling to dado height; Upvc double

glazed window overlooking the courtyard garden; Upvc double glazed door to the porch.

**Breakfast Room** 2.72m x 1.55m (8' 11" x 5' 1")

Upvc double glazed window; coved ceiling; radiator; twin leaded stained glass windows to the Living Room.

**Rear Porch** 2.61m x 1.30m (8' 7" x 4' 3")

Upvc double glazing and double glazed doors connecting to both the front and back gardens. Wall light; power points.

**Bedroom 1** 3.90m x 2.56m (12' 10" x 8' 5")



Upvc double glazed window giving southerly views across the surrounding farmland. Deep built-in wardrobes; coved ceiling; radiator; rotary ceiling fan.

**Bedroom 2** 3.51m x 2.53m (11' 6" x 8' 4")  
Widening to 3.25m (10' 8")

Coved ceiling; Upvc double glazed window overlooking the courtyard garden; radiator; telephone point; deep built-in wardrobe with hanging rail and shelving; television aerial point.

### Bathroom

Fully tiled and featuring white suite and pine panelling. Panelled bath; shower unit with shower screen; vanity unit; close coupled WC; radiator; twin obscured double glazed windows; downlighters.

## OUTSIDE

Fox Ley is approached by its own private driveway to the side of which there is a neat area of garden with a lawn and a gravel border well stocked with a variety of plants and shrubs.

To the rear of the bungalow there is a small enclosed courtyard garden with a paved patio and a drying area. There are raised borders and a trellis, a timber shed with power and lighting, a further shed and an outside tap.



## HOME INFORMATION PACK

A Home Information Pack is available for this property and further details are available on request from the agents.



## VIEWING

Strictly by prior appointment with the vendor's agents:

## TENURE

The property is offered for sale freehold with vacant possession on completion.

## SERVICES

Mains electricity, water and drainage are available. There is a Calor gas fired central heating system.

## COUNCIL TAX BAND

Fox Ley is Council Tax Band C.

## DIRECTIONS

From Crediton take the A3072 towards Tiverton but before leaving the town turn left into Blagdon. Take the second turning on right and proceed up Jockey Hill which leads directly to Sandford. On entering the village Meadowside is the first turning on the right hand side and Fox Ley will be found at the end of the road on the left hand side with one of our 'For Sale' boards displayed.

## ENERGY PERFORMANCE CERTIFICATE



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