



15 Meadowside Road, Sandford, EX17 4NN

Guide Price £265,000

A well-presented two bedroom semi-detached bungalow situated in a sought after village location with fantastic rural views across adjoining countryside.

Winkworth

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Meadowside Road is a spacious semi-detached bungalow situated in a sought after village location and enjoying south facing gardens and fantastic countryside views.

Internally, the property offers well-proportioned accommodation including a light and spacious living/dining room, kitchen/breakfast room, two double bedrooms and bathroom.

Outside the property is set back nicely from the road with brick walling and a large area of stone chippings which enjoys a south facing aspect. At the rear, the gardens are enclosed and easy to maintain with levelled areas of patio as well as a timber shed.

The property is being offered with no onward chain.

NOTE: No allocated parking with the property, on road parking only (no permit required).

Rights and restrictions, please refer to agent for further information.

DIRECTIONS On entering the village, take the 2nd right hand turning leading into Meadowside Road (just the higher side of Meadowside Garage). No 15 is found on the lower side on the left.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Semi-Detached Bungalow
Two Double Bedrooms
Oil Fired Central Heating
Spacious Accommodation
Front & Rear Gardens
Fantastic Countryside Views
Sought After Village Location
No Onward Chain

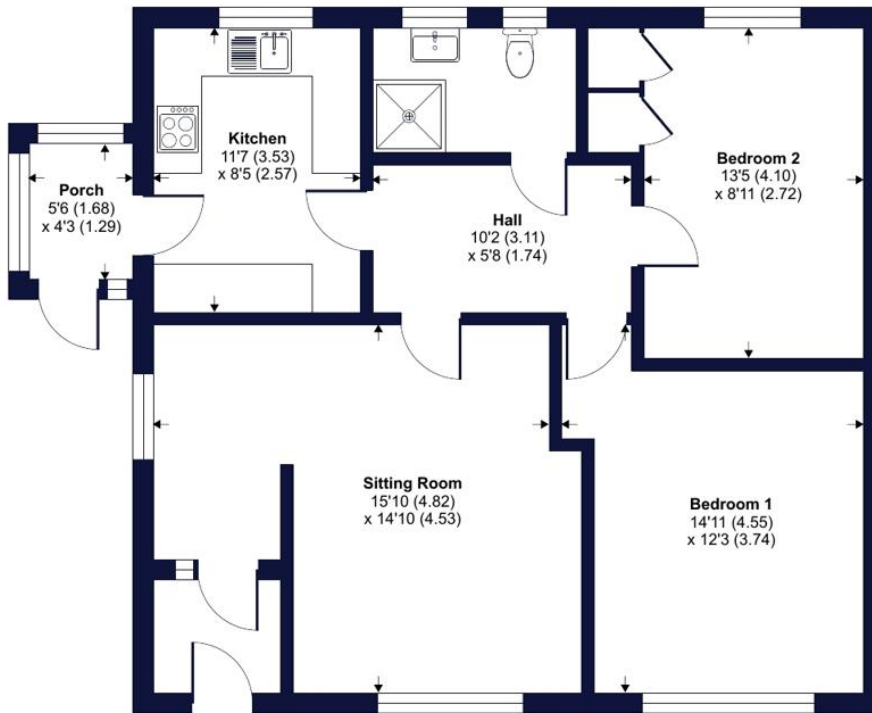
PROPERTY INFORMATION:

SERVICES: Mains Electric, Water & Drainage.
BROADBAND: Ultrafast Broadband Available. FTTP (Fibre to the Premise). Checked on Openreach May 24.
Council Tax: Band C
MOBILE SIGNAL: Limited Coverage
HEATING: Oil Fired Central Heating
LISTED: No
TENURE: Freehold

Meadowside Road, EX17

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1119218

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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