



10 Gregory Close

Bow, Nr Crediton, Devon EX17 6LR

Guide Price ~ £290,000

- Detached Bungalow
- Quiet Cul-De-Sac Location
- Two Double Bedrooms
- Good Sized Garden



THE KEENOR ESTATE AGENT



SITUATION 10 Gregory Close is situated at the end of a quiet cul-de-sac of similar properties towards the outskirts of Bow offering a good village shop/co-op supermarket, a public house, a primary school and an excellent doctors surgery. Copplestone lies approximately two miles to the east and also offers good local facilities such as a village shop, a primary school, an agricultural engineer, a chapel, and a train station providing a regular rail link on the Tarka line to Crediton and Exeter. Copplestone is also situated on a very good local bus route, providing regular and easy access to Crediton and Exeter via the A377. The former market town of Crediton five miles to the east, and Okehampton 14 miles to the west, both offer a more comprehensive range of shops and services including local shops, super markets, banks, building societies, hair dressers, accountants, solicitors, dentists, doctors, cottage hospitals, as well as further primary schools and secondary schools. The Cathedral and University City of Exeter is situated twelve miles to the east and offers the comprehensive range of shopping, amenities and facilities one would expect from the county's principal city. Road link is via the A377 which joins the A30 at Exeter, providing easy access to the M5 motorway whilst Exeter St David's train station provides a fast Intercity rail link to London Paddington. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a newly built local sports field in Copplestone, Leisure Centres at Crediton, Okehampton and Exeter, other near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, near-by golf courses at Down St Mary, Crediton & Okehampton, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devon's scenic and rugged coastline, being approximately an hour's drive

DESCRIPTION 10 Gregory Close is a super detached bungalow built in the late 1970's being of modern insulated

cavity block construction under a tiled roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout, as well as oil fired central heating. Internally the accommodation has been well maintained by the present owners and briefly comprises an Entrance Hall, a well fitted modern Kitchen, a good sized Sitting/Dining Room, a uPVC Double Glazed Conservatory allowing distant views of Dartmoor, Two Double Bedrooms and a Bathroom. Although in reasonable condition the bathroom could do with modernising and the property would benefit from some redecoration, there is also scope for an extension or a loft conversion subject to necessary planning permissions and building regulations. Outside and to the front of the house there is off-road parking for two cars allowing access into the detached single garage with metal up and over door, and light power and water connected. At the side of the parking area there is a pretty front garden whilst at the rear of the bungalow there is a larger back garden which is completely private being mainly laid to lawn with mature shrub borders creating a really super feature.

ENTRANCE From the Front Garden a concrete step leads up to the fully glazed Front Door with matching glazed panel to one side, opening into the

ENTRANCE HALL with doors to all principal rooms, radiator, hatch to roof space, ample coat hanging space, central heating and hot water control panel and smoke alarm.

KITCHEN A dual aspect modern Kitchen fitted with a range of matching units to three sides under a roll top work surface with tiled splashbacks, including and incorporating a one and a half bowl single drainer sink unit with mixer tap set below a window to the front overlooking Gregory Close. On one side is a built in 'Belling' stainless steel double oven and grill whilst in one corner is an inset four ring ceramic hob with stainless steel extractor fan over and space and

plumbing for a washing machine and dishwasher below. The Kitchen also benefits from a range of matching wall cupboards, space and point for a fridge/freezer, radiator, electric meters and fuseboxes and a tile effect floor covering.

SITTING/DINING ROOM A good sized Sitting/Dining Room with internal window to the rear looking into the Conservatory and fully glazed sliding Patio Doors also overlooking and leading into the Conservatory. On one side is a brick fireplace housing a 'Parkway' multi-fuel stove with tiled hearth and wooden mantle. The Sitting/Dining Room is finished with two radiators and a TV point.

CONSERVATORY A lean-to addition being of uPVC double glazed construction under a triple polycarbonate roof with sliding Patio Doors to the side and rear, allowing access to the Garage and the good sized Garden beyond. The Conservatory is a super addition allowing distant views of Dartmoor and benefitting from an electric light and telephone point.

BEDROOM 1 A good sized Double Bedroom with window to the rear overlooking the Garden and allowing views to Dartmoor in the distance, with radiator below.

BEDROOM 2 Another Double Bedroom with window to the front overlooking the Front Garden, with radiator below.

BATHROOM fitted with a matching avocado suite comprising a panel bath with tiled splash backs, side handles and stainless steel mixer shower with hand held shower attachment set below an obscure glazed window to the front; a low level WC; a pedestal wash hand basin with shaver light over and Dimplex wall mounted electric heater to one side; and a fully tiled shower cubicle housing a stainless steel mains fed shower with stainless steel shower attachment on a riser. The Bathroom also benefits from a heated towel rail.

OUTSIDE From the cul-de-sac, a tarmac drive allowing

parking for at least 2 cars gives access into the attached Single Garage with metal up and over door, concrete floor and light, water and power connected. To one side of the parking area is a paved and gravelled Garden which is interspersed with mature shrubs, whilst in one corner a wooden pedestrian gate gives access to a paved path which leads alongside the bungalow, past a further area of garden area also planted with shrubs, and around to the Rear Garden which is of a good size and mainly laid to lawn being bordered on two sides by mature shrub beds. The garden is completely private being enclosed by wooden panel fencing to the side and rear and a clipped leylandi to the remaining side. Immediately to the rear of the bungalow there is a small paved patio area allowing access into the Conservatory via the sliding Patio Doors, whilst at one end a step leads up a short path into the Garage with a useful wooden Garden shed to one side.

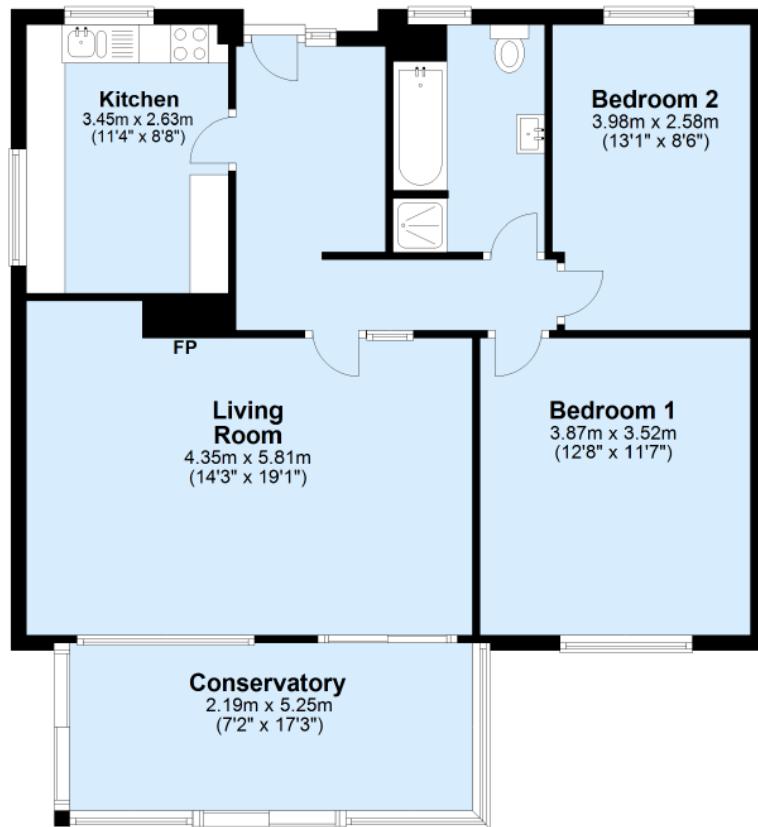
SERVICES Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



Ground Floor

Approx. 86.3 sq. metres (928.9 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 sq. feet)

10 Gregory Close, Bow, Crediton

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92-100) | A | |
| (81-91) | B | |
| (69-80) | C | 81 |
| (55-68) | D | 62 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mid Devon District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.