



Flat 3, Preston House, Bow, EX17 6EZ

Guide Price **£130,000**

HELMORES
SINCE 1699

Flat 3

Preston House, Bow

No Chain! A freshly renovated two double bedroom first floor flat with communal garden, brand new kitchen & bathroom in a village location.

Council Tax band: A

Tenure: Leasehold

These freshly renovated first floor flats are found in a village location within Preston House, Bow which was formerly the village shop, with views to fields beyond the communal garden and within walking distance of the bus stop, primary school, modern doctors surgery and village hall, with the Co-Op store and Bow Garden centre & café situated on the edge of the village.

Internally everything is new, there are two double bedrooms, a new bathroom with a Mira shower and screen over the bath. There is a new kitchen which includes a 4 ring electric hob, oven and hood over, plus a dishwasher. There are digital electric radiators and a heated towel rail in the bathroom.



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There is also a communal garden for the 4 flats, which is found to the rear.

The lease is 999 years from 2021. Once the final flat is sold each unit will have a share of the freehold, there is little/no ground rent. The property benefits from a 10 year structural warranty from AEDIS (Homeproof).

Please see the floorplan for room sizes.

Current Council Tax: A

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Digital electric radiators

Listed: No

Tenure: Leasehold

EPC : E

BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means Sacred Grove in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.

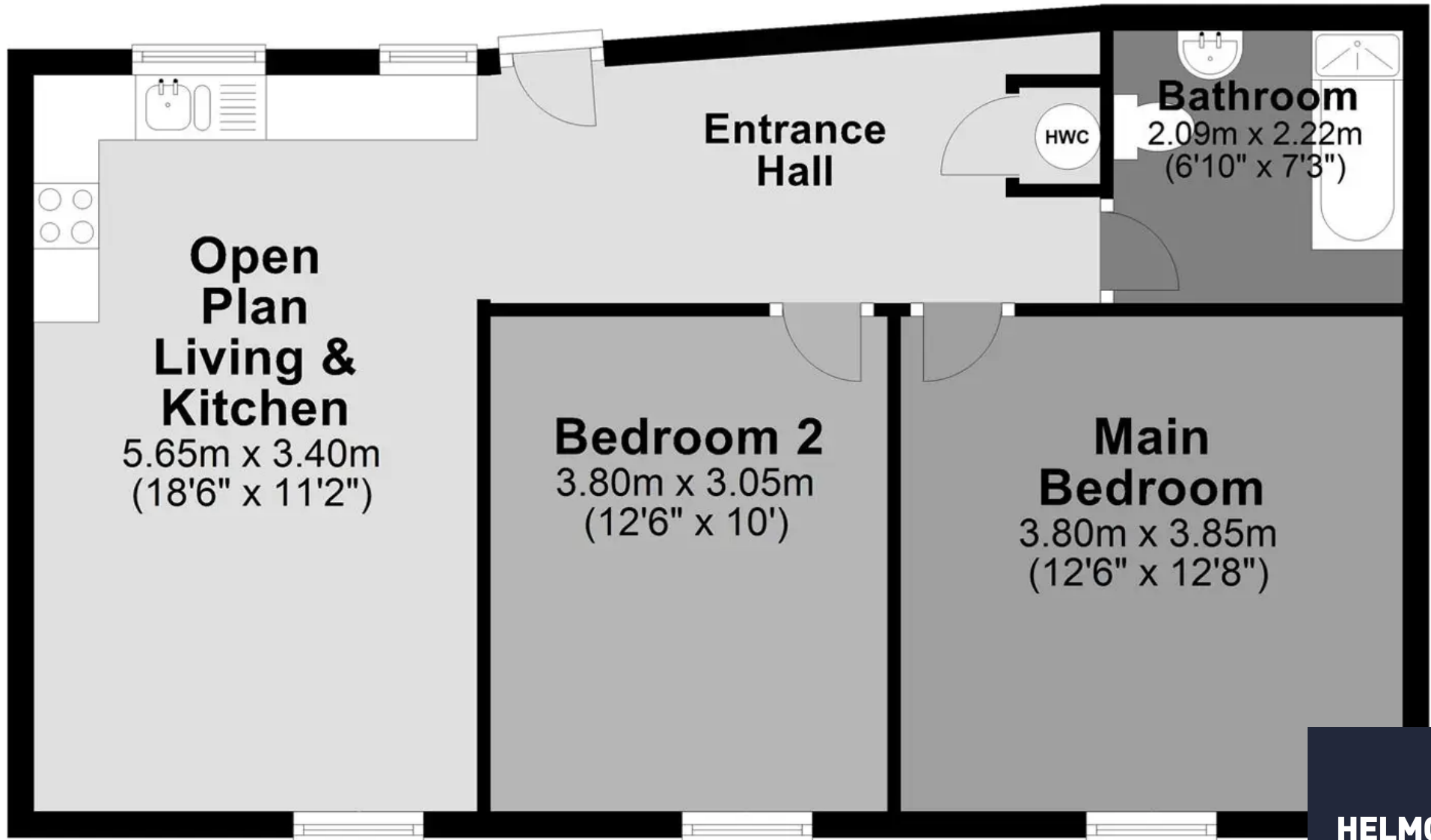
DIRECTIONS: Preston House is situated in the centre of the village and is marked by a Helmores Board.



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First Floor

Approx. 60.9 sq. metres (655.6 sq. feet)



Total area: approx. 60.9 sq. metres (655.6 sq. feet)



Helmores

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