



12 Iter Park, Bow, Crediton EX17 6BY

Guide Price £385,000

HELMORES
SINCE 1699

12 Iter Park

Bow, Crediton

- Modernised Detached House in Village Location
- Four double bedrooms with en-suite to master
- Stunning 2018 kitchen diner with matching utility
- Very spacious living room with wood-burner
- Private level gardens, DOUBLE garage & parking
- Numerous improvements throughout in 2018
- Central heating & uPVC double glazing

This modern four double bedroom detached house is found in a village location in a popular family area with the well-regarded primary school and superb doctors surgery both within walking distance.

The spacious and superbly-presented accommodation (124sqm / 1,335sqft) includes a great sized dual-aspect living room with wood-burner, a family/entertaining kitchen diner which was replaced in 2018 & includes Quartz worktops, Neff 5 ring induction hob, twin Siemens ovens (one is a steamer oven), pantry cupboards & lovely lighting integrated into the drawers. An attached utility room with matching units has an additional sink & space/power for a washing machine or tumble drier. The downstairs WC off the entrance hall completes the ground floor.



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Upstairs we find the four double bedrooms, with an en-suite shower room to the master, plus the family bathroom (both replaced in 2018) with a modern P-shaped bath with electric shower over. The whole house has uPVC double glazed windows, new composite front & rear doors, plus oil fired central heating via a new boiler in 2018.

To the rear is a private and level garden which is largely lawned (approx. 11m long), with a paved seating area immediately off the living room, ideal for alfresco dining! There is extra garden space to the rear & side of the garage, plus a BBQ area to the side of the house. All gardens are enclosed with gates to both sides. To the front is a small garden, the double garage with electronic key fob, light & power, with off-road parking for two cars in-front.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,185pa)

Utilities: Mains electric, water, telephone & broadband

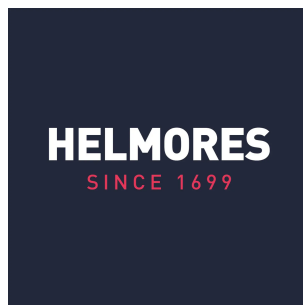
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating (new boiler in 2018)

Listed: No

Tenure: Freehold



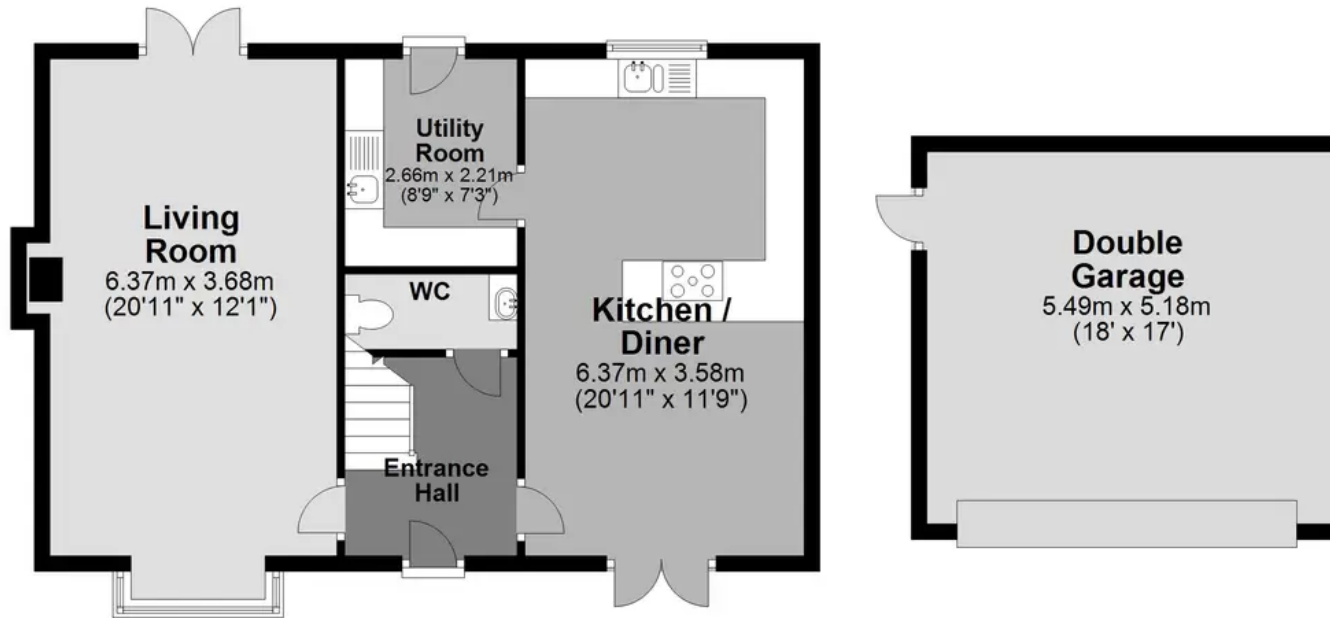
BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means Sacred Grove in Celtic and to 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: For Sat-Nav use EX17 6BY, as you enter Ister Park branch off left & No.12 will be found down on your left, marked by a Helmores Board.
What3Words: ///dove.change.hopefully



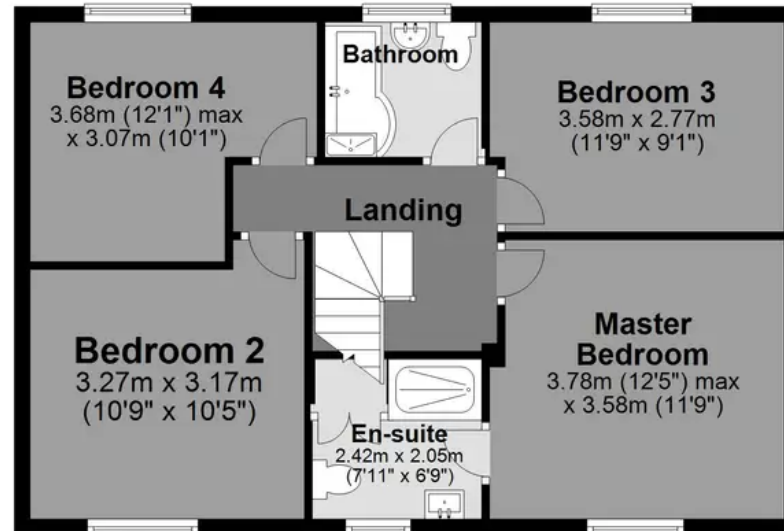
Ground Floor

Approx. 62.1 sq. metres (668.2 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Total area: approx. 124.1 sq. metres (1335.4 sq. feet)



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