



1 Nymet Avenue, Bow, EX17 6LT

Guide Price £335,000

HELMORES
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1 Nymet Avenue

Bow, Crediton

- Extended link-detached family house
- Found in Mid Devon village cul-de-sac
- Accommodation of 116 sqm / 1253 sqft
- Three double bedrooms, including a spacious master
- Very pretty south-facing and level rear garden
- Driveway parking for two cars
- Massive dual-aspect living room with woodburner
- Spacious dining room, kitchen & a utility
- 2022 fitted solar PV panels (owned) & uPVC double glazing
- Family bathroom & downstairs WC

Discover the charm of this extended link-detached family house, nestled in a peaceful cul-de-sac within a delightful Mid-Devon village. Offering a comfortable accommodation size of 116sqm / 1,253sqft, this property provides ample space for the entire family to thrive.



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The heart of this naturally light home lies in the massive dual-aspect living room, complete with a Woodwarm wood-burner & sliding doors to the garden creating a cosy and inviting atmosphere for gatherings and relaxation. The spacious dining room, kitchen, and utility area offer practical spaces for family meals and daily routines. Additionally, a convenient downstairs WC adds to the functionality of the home.

Proceeding upstairs we find three double bedrooms, including a spacious master bedroom featuring built-in wardrobes and a large window overlooking the front. The bathroom is equipped with a P-shaped bath with a shower and screen over, providing a relaxing and rejuvenating bathing experience.

Enjoy the benefits of solar PV panels (installed in 2022 & owned outright), Economy 7 heating (working well with the power generated from the sun) and uPVC double glazing, ensuring energy efficiency and reducing environmental impact.

The south-facing and level rear garden, measuring approximately 14m x 11.5m, includes a paved seating area immediately behind the house, a lovely lawn with pretty flower beds & borders, plus a veg plot. Complete with side access, a shed and log store, this tranquil space provides endless possibilities for outdoor activities, gardening, and relaxation.



Convenience is assured with driveway parking for two cars and a well-maintained lawned front garden, enhancing the overall curb appeal of the property.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,244pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Economy 7 heating & wood-burner

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.

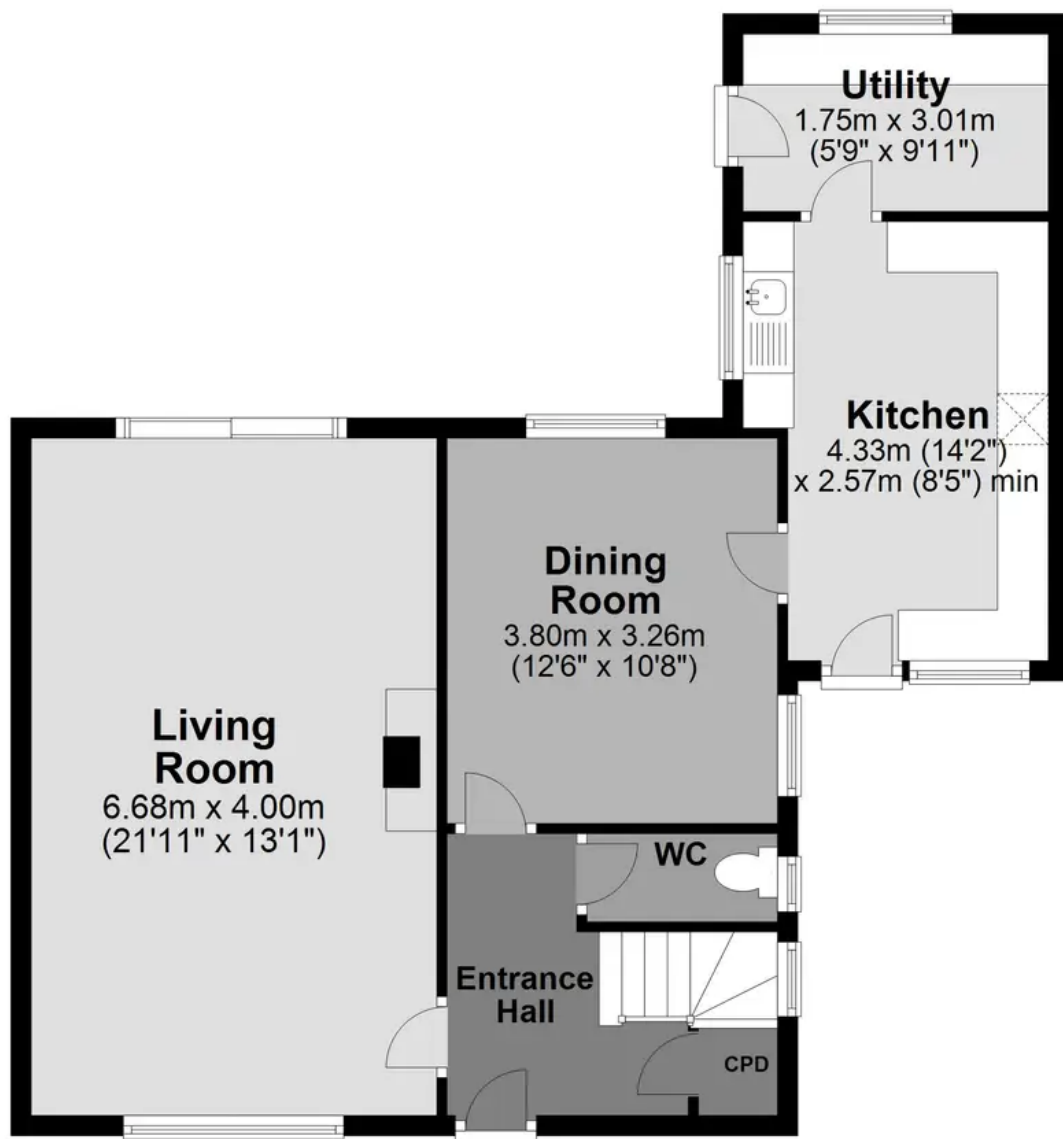
DIRECTIONS: For Sat-Nav use EX17 6LT – As you turn into Nymet Avenue, No.1 is found immediately on your left.

What3Words: [///novels.rang.blending](https://www.what3words.com/#!/novels.rang.blending)



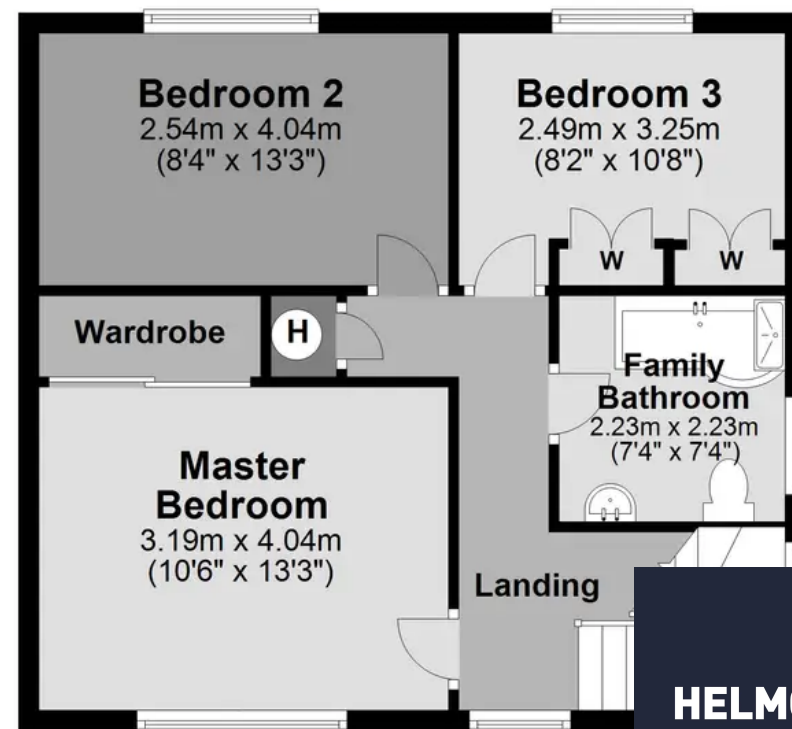
Ground Floor

Approx. 67.0 sq. metres (721.4 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



Total area: approx. 116.5 sq. metres (1253.6 sq. feet)

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