



12 St. Martins Close, Bow, Crediton EX17 6JG

Guide Price **£197,500**

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12 St. Martins Close

Bow, Crediton

- Modern Semi-Detached House
- Village cul-de-sac location
- Two double bedrooms
- Spacious lounge diner & conservatory
- Kitchen & upstairs bathroom
- uPVC double glazing
- Beautiful south-facing lawned rear garden (10.5m x 7m)
- Driveway parking to the side of 12.6m
- Being sold with no onward chain

Nestled in the heart of Bow, 12 St Martins Close invites you to experience the charm of village life. This modern semi-detached house may have a touch of the past inside, but it's all about embracing the potential to modernise to your own tastes over time.

Inside, you'll find two double bedrooms that provide the perfect retreat, alongside a family bathroom. Downstairs is a spacious lounge diner that's ideal for relaxed gatherings with the attached conservatory offering further space to be bathed in natural light.



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While the kitchen may have a touch of vintage, they're ready to accommodate your everyday needs from day one. The uPVC double glazing and electric off-peak storage heaters help to ensure that you're snug and warm.

Step into the south-facing, enclosed lawned rear garden, measuring 10.5m x 7m. It's your private patch of green where you can enjoy the sun, there's a handy shed & gate to the driveway parking, found to the side, it is another practical touch, spanning 12.6m so plenty for two vehicles.

In our opinion this house offers a great opportunity for first time buyers or landlords who are happy to take on a bit of updating to create a wonderful home.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,745pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric off-peak heaters

Listed: No

Tenure: Freehold



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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.

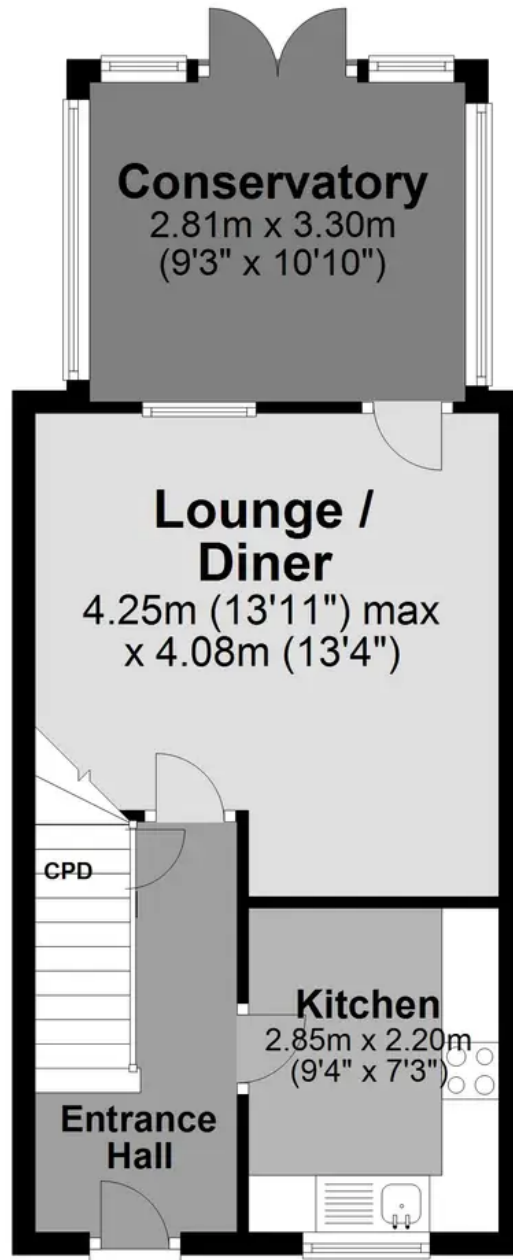
DIRECTIONS: For Sat-Nav use EX17 6JG, No. 12 is marked by a Helmores Board.

What3Words: ///partied.courage.glossed the heart of Bow, 12 St Martins Close



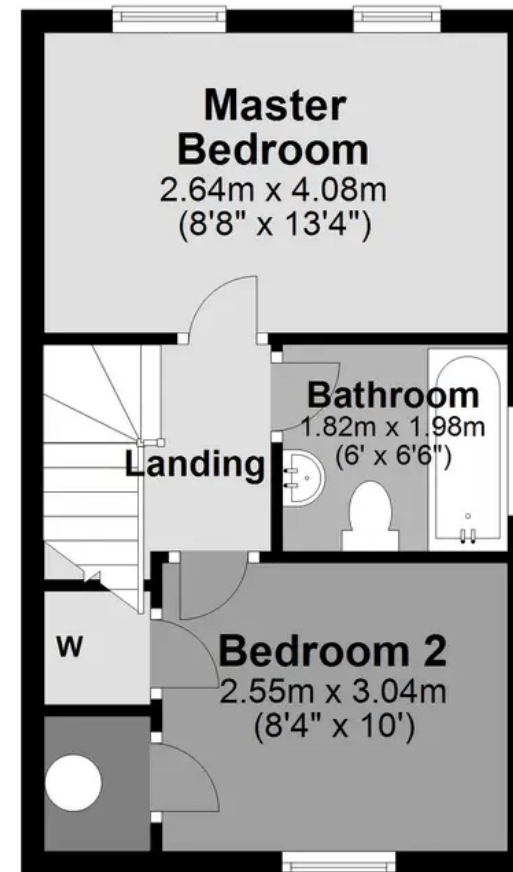
Ground Floor

Approx. 39.0 sq. metres (419.3 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 sq. feet)

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