



Preston House, Bow, Crediton

Offers Over £300,000

HELMORES
SINCE 1699

Preston House, Bow

Crediton

- Investment Opportunity for Cash Buyers!
- 3 x two bedroom flats in one building
- 999 year lease with share of freehold
- Being sold with no onward chain
- Awaiting sign-off from building control
- Move quickly to buy at this price level

These three freshly renovated flats in Bow which was formerly the village shop with living accommodation above & behind, with views to fields beyond the communal garden and within walking distance of the bus stop, primary school, modern doctors surgery & village hall, with the Co-Op store and Bow Garden centre & café situated on the edge of the village.

Internally everything was new in 2020-2021, with each of the three flats having two double bedrooms, a new bathroom with a Mira shower & screen over the bath, a new kitchen which includes a 4 ring electric hob, oven and hood over, plus a dishwasher. There are digital electric radiators & a heated towel rail in the bathrooms too.



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There is also a communal garden for the 4 flats here (one of which has already been sold).

The lease is 999 years from 2021, once the building is sold each unit will have a share of the freehold, so the buyer of this will take over $\frac{3}{4}$ of the freehold upon/after completion.

Please see the floorplan for room sizes.

Current Council Tax: All three flats are in 'Band A'

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Digital electric radiators

Listed: No

Tenure: Leasehold with $\frac{3}{4}$ share of freehold



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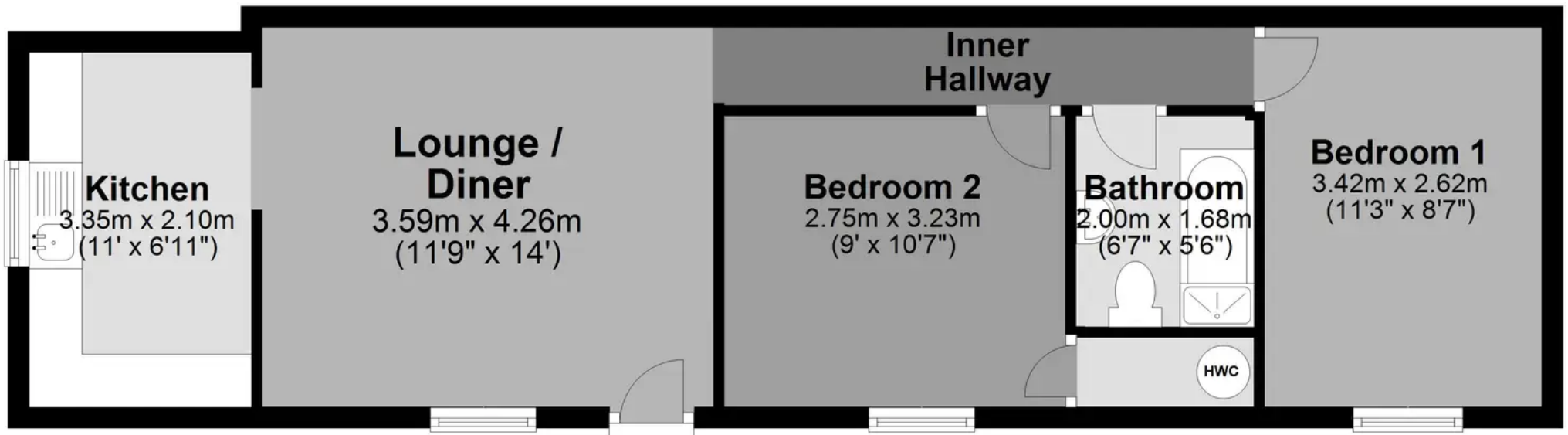
BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and 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: Preston House is situated in the centre of the village and is marked by a Helmores Board.



Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.8 sq. feet)



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