



3 The Old School House Station Road, Bow, EX17 6HU

Guide Price £380,000

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3 The Old School House Station Road

Bow, Crediton

- Modern Detached House in Village Location
- Four double bedrooms with two en-suites
- Large living room & open-plan kitchen diner
- Gardens, garage & driveway
- Conservatory & utility room
- Central heating & double glazing
- Upstairs bathroom & downstairs WC
- Central village location

This modern detached house is found in a village location, just a short walk from the Village Hall, Primary School, bus links to Crediton/Exeter with the local pub and doctors' surgery not far beyond.

The spacious living accommodation stretches to some 134sqm / 1,444sqft! It includes four double bedrooms, two with en-suite shower rooms, plus a white suite family bathroom upstairs with a large central landing.



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Downstairs the open-plan dining kitchen is a fantastic family/social area, it includes a Neff oven, hob and dishwasher, plus double doors to the rear garden and a handy attached utility room. The engineered oak flooring continues to the entrance hall and through to the large living room, which is dual aspect and has a wood-burning stove, plus double doors to the uPVC conservatory which in turn has a radiator, light and doors to garden. The boot room entrance porch has bi-fold doors and the cloakroom with WC completes the ground floor. The whole property is centrally heated via an oil boiler in the utility and has recently renovated timber double glazing.

Outside: The 9.1m driveway is in an L-shape to cater for 3 vehicles. This leads up to the sizeable garage (double doors, light and power). To the rear is a 14m x 5.1m garden with a raised level lawn which is not overlooked, plus a seating area immediately outside the family kitchen diner. There is a side footpath and further lawn leading to a pergola covered spot, perfect for a hot tub or al fresco dining.

AGENTS NOTE : Annually/bi-annually Western Power require access along the front garden area to maintain trees/shrubs around the small electrical sub-station.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2023/24 – £1994.70

Utilities: Mains electric, water, telephone & broadband



Broadband within this postcode: 67 Mbps (Rightmove)

Drainage: Mains drainage

Heating: Oil fired central heating

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.

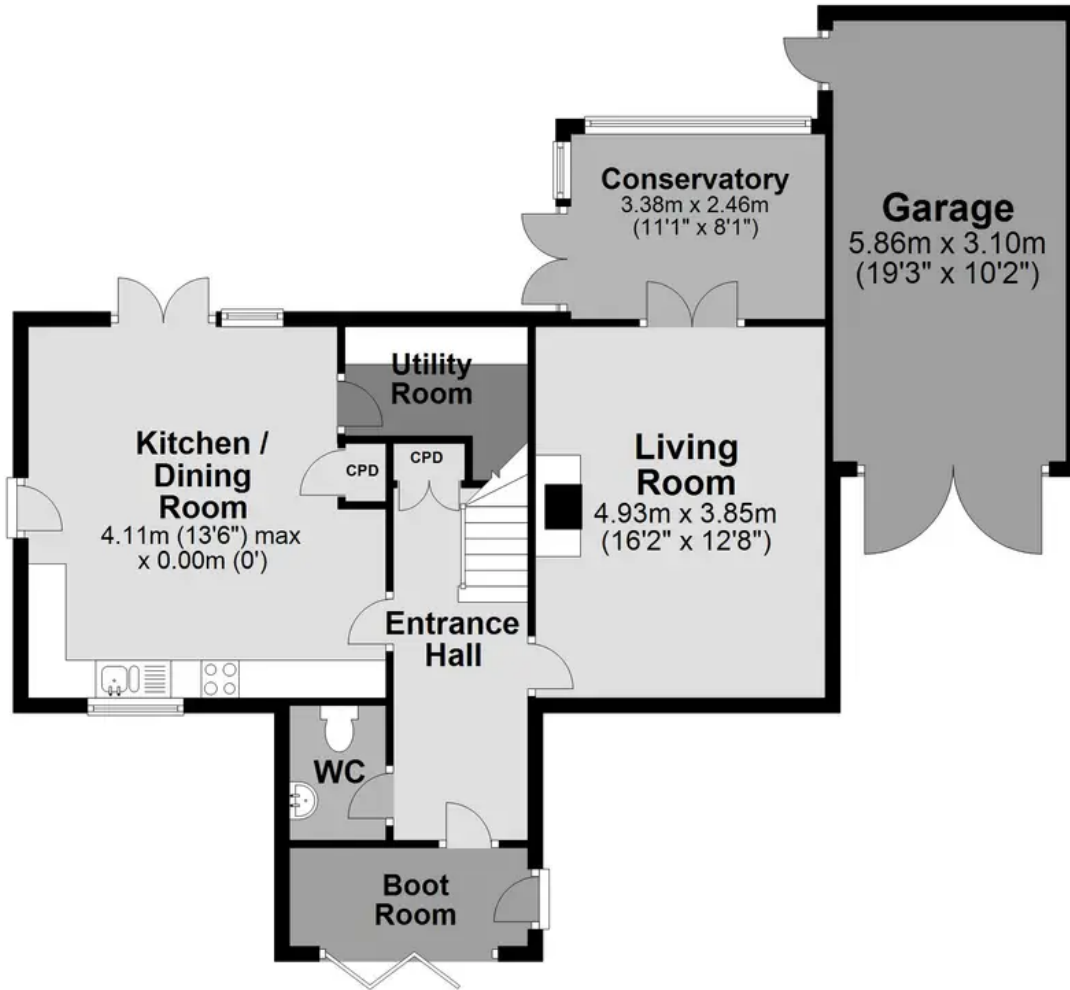
DIRECTIONS : For sat-nav use EX17 6HU and the What3Words address is [///womany.ripe.outhouse](https://www.what3words.com/#!/womany.ripe.outhouse) but if you want the traditional directions, please read on.

From Crediton, leave and progress through Coppleshon on the A3072 until reaching Bow. In the centre of the village, at the four cross way take the turning towards 'Spreyton' and the house will be found around 100 yards up on your left before reaching the school.



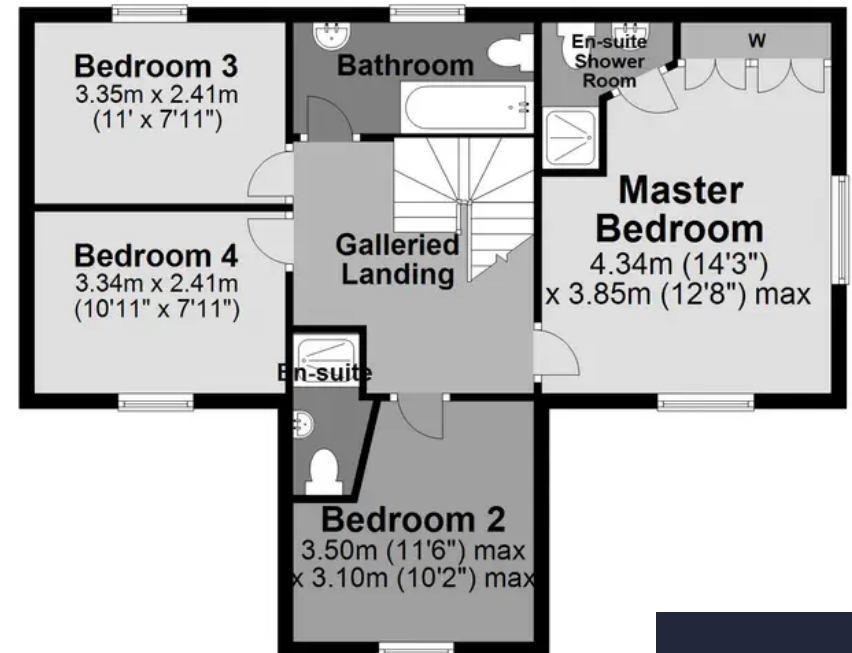
Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 134.2 sq. metres (1444.7 sq. feet)

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