



Rosedale, Station Road, Bow

Guide Price £525,000

HELMORES
SINCE 1699

Rosedale Station Road

Bow, Crediton

- Spacious Detached Bungalow
- Self Contained 1 bed ANNEXE
- Income Potential
- Would suit multi generational living
- Well tended gardens
- 4 Double Bedrooms
- Large Garage

Rosedale is situated in the thriving village of Bow, surrounded by beautiful Devon countryside, there are great transport links along with a local shop, doctors surgery and primary school.



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As you enter the front of the property you are welcomed by a spacious central hallway. The large kitchen has plenty of space for a family table and has an integrated dishwasher, fridge freezer, brand new induction hob and eye level double oven. At the front of the property is a triple aspect lounge with an open fire, a perfect place to relax all year round. The spacious main front bedroom is full of light but still has a cozy feel. The hallway leads up to 3 further double bedrooms, a family bathroom with bath and separate shower and there's still space for storage. At the end of the hall there is a large utility room with plenty of room for a washing machine and dryer, extra freezer and fridge space too. A new oil fired Worcester boiler was installed 2 years ago and this serves the main house and the annexe which can be separately controlled. From the utility there is a door through to the annexe which has currently been blocked off but could very easily be re-instated.



The current owners added the annexe which brings an extra surprise to this already spacious bungalow. The annexe brings in an income and rents for £70 per night on AirBnB. It could also be utilised as a longer term let or used for family members to enjoy their own space. The one bed annexe has an ensuite shower room and storage along with a kitchen diner. All fixtures and fittings in the annexe are included in the sale including white goods and tv.

The large garage fits a family sized car easily and also has room for additional storage, there's a work bench, power and light. The gardens to the front and back are very well maintained and well stocked with climbing roses and shrubs.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2244.03

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating and open fire in lounge

Listed: No

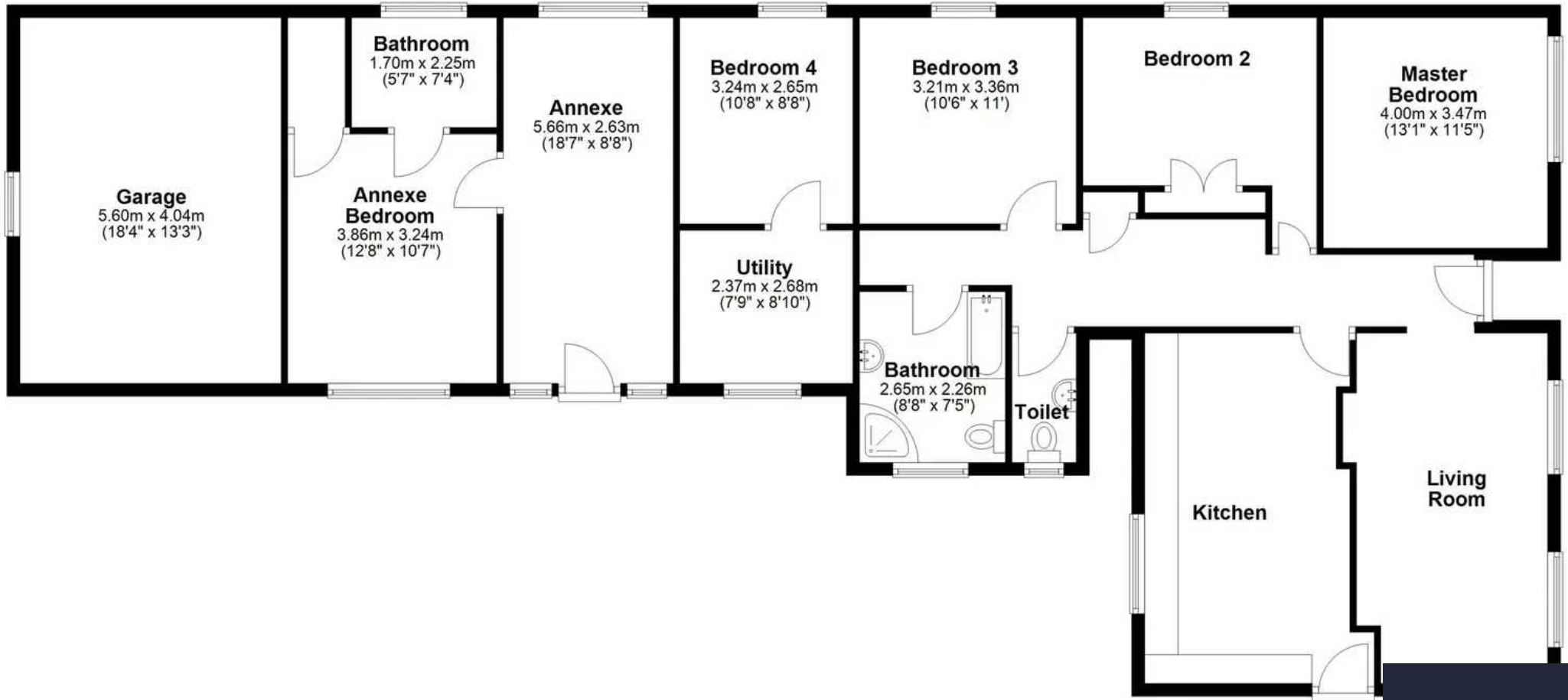
Tenure: Freehold





Ground Floor

Approx. 169.5 sq. metres (1824.5 sq. feet)



Total area: approx. 169.5 sq. metres (1824.5 sq. feet)

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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, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

DIRECTIONS

From Crediton take the A377 towards Coplestone. At Coplestone take a left turn towards Okehampton onto the A3072. The next village will be Bow, in the middle of the village take a left turn onto Station Road. After the Primary School car park, Rosedale is the 2nd bungalow on the left. Parking can be found up the drive at the back of the bungalow.

What3words: [///meanest.browsers.compiler](https://www.what3words.com/meanest.browsers.compiler)



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