



## Flat 4 Preston House, Bow, EX17 6EZ

£800 pcm

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## 4 Preston House, Bow

- Newly converted ground floor property
- Two double bedrooms
- Family bathroom and ensuite
- Very well equipped kitchen with integrated appliances
- Shared garden
- Convenient location
- High heat retention Dimplex heaters throughout

Flat 4, Preston House is a newly converted, single level, ground floor 2 bedroom property in the centre of Bow. The property has been completed to a very high standard and consists of a large front facing living room, two bedrooms, one of which is ensuite as well as further family bathroom and large open plan kitchen/diner. The kitchen has an excellent, modern kitchen fitted with integrated dishwasher, double oven and hob and fridge freezer. There is also a rear shared garden area.





Terms;

Available - Immediately

Rent - £800pcm

Deposit - £800

Unfurnished

Pets - may be considered

Heating - Modern high heat retention electric heaters

EPC - D60

**DIRECTIONS** From Crediton take the A377 road to Copplestone. When in Copplestone turn left onto the A3072 towards Bow. Follow this road for about 3 miles into the Village of Bow and the property is on your right, directly behind the bus stop, next to the turning to Water lane.

For sat nav please use address or postcode EX17 6EZ

What3words - [///workroom.range.conveying](https://www.what3words.com/#!/workroom.range.conveying)



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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.

I'm INTERESTED to look! What next?

We'll fix you a viewing appointment – phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>





Ground Floor

Approx. 101.2 sq. metres (1089.0 sq. feet)



Total area: approx. 101.2 sq. metres (1089.0 sq. feet)

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# Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.