



4 Hobbs Way, Bow, EX17 6JZ

Guide Price **£289,950**

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4 Hobbs Way

Bow, Crediton

- 3 bedroom detached family home
- Village location
- Open plan kitchen / conservatory
- Well-presented inside and out
- Garage and parking
- Solar PV's and EV charger
- No chain

One of Mid Devon's larger villages, Bow (pronounced as in Bow and Arrow) has a lot going on. A thriving community with a surprising amount of clubs and societies plus the advantage of a great shop, primary school (buses to secondary schooling), sports field, medical centre, garden centre with café and of course a regular bus (several per day) service to Crediton/Exeter and Okehampton.

4 Hobbs Way is located in a tucked away position, away from main roads and is on a residential no-through-road. Being in a slightly elevated position, there is plenty of light and views over the rooftops to the surrounding countryside.



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There is uPVC double glazing and solar panels on the roof to reduce energy usage as well as a K-render system on the outer walls meaning there's no need to paint it (coloured render). The house has been improved by the current owners and now offers open plan living to the ground floor with the addition of a conservatory style extension to the kitchen giving year round dining space and opening onto the garden. The living area has a fireplace with a wood-burning stove (please note this isn't Hetas installed so can be removed prior to sale and replaced by the new owner if desired). The kitchen is well fitted and the conservatory adds additional living space. On the first floor are the three bedrooms and the family bathroom. The whole house is presented in good order.

Outside, there is a small front bed setting it back from the road and then a driveway to the side providing off-road parking leads to the garage with electric roller door. The garage has been divided to give storage space at the front and access through the side gives entry to a useful room created from the remaining garage. This could be used as a hobby room, office or even a gym! The rear garden is easy to maintain with artificial grass (a new owner could revert back to lawn) plus there are seating areas and a timber summer house. The summer house has seen better days and can be left or removed depending on the new owners wishes.

Agents' Note: The solar panels are owned outright and generate electricity for the home, reducing energy costs and making the electric heating a great option. In addition is an EV charger so again, with the solar panels, this makes for cheaper motoring costs with an electric vehicle. The property also benefits from cavity wall and loft insulation.



Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25-
£2347.80

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heaters and wood-burner (owned solar panels reduce costs of 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, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

DIRECTIONS : For sat-nav use EX17 6JZ and the What3Words address is [///luxury.bashful.swerving](https://www.what3words.com/#!/luxury.bashful.swerving)

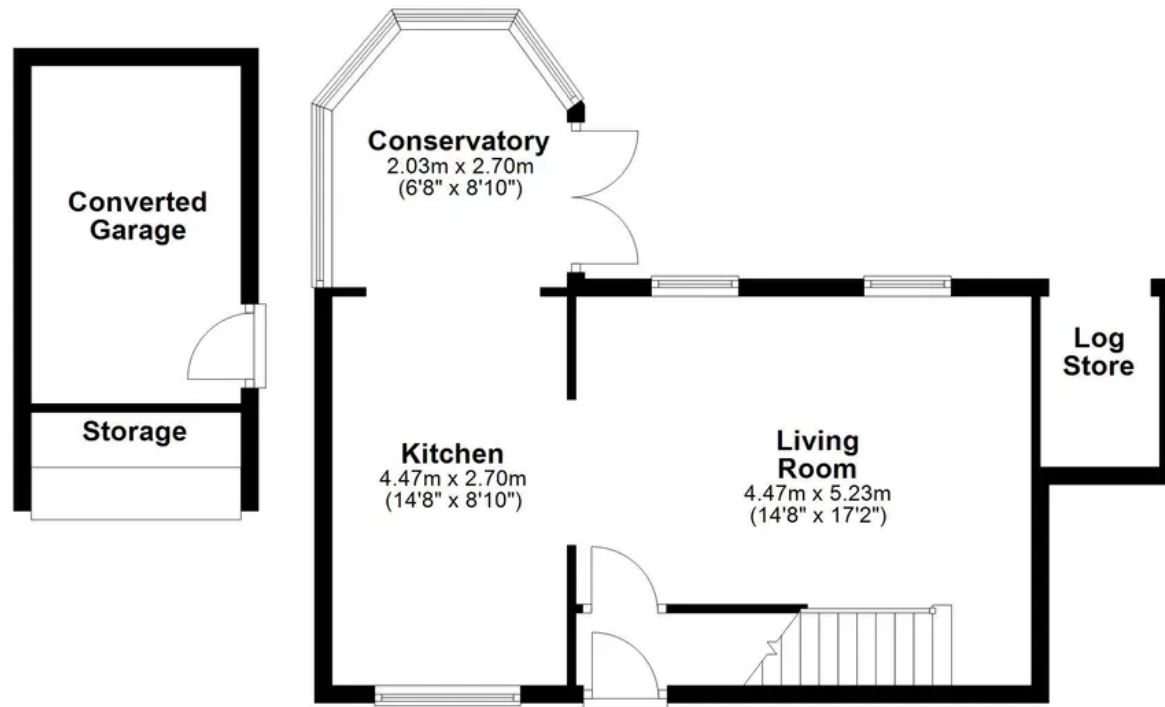
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West towards Coplestone on the A377. When reaching Coplestone, go through the traffic lights and bear left up the hill onto the A3072 towards Bow. Upon entering Bow, turn left into Station Road (in the middle of the village) and then take the first right into Godfreys Gardens. Go almost to the end and turn right into Hobbs Way and the house will be found on your right.



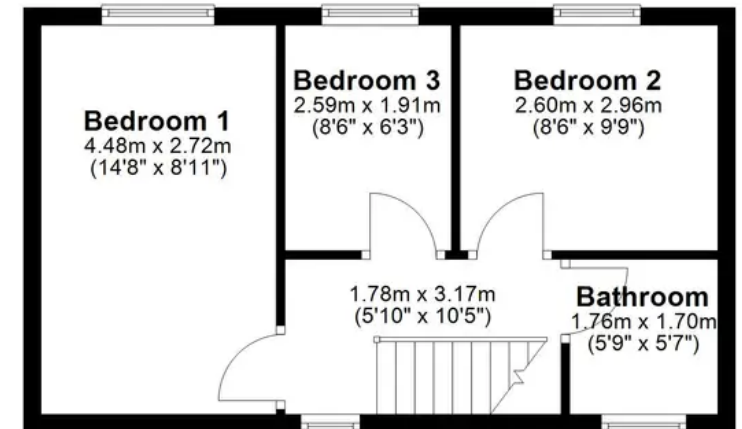
Ground Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.9 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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