



12 Collatons Walk, Bow, EX17 6LS

Guide Price £350,000

HELMORES
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12 Collatons Walk

Bow, Crediton

- Link detached village property
- 3 bedrooms (could be 4)
- 2 bathrooms
- Level parking and gardens
- Use as a bungalow or house
- Lovely garden
- Views to Dartmoor
- Parking and garage
- Solar PV's and oil central heating

Located at the end of a village cul-de sac, on the edge of Bow, with views to Dartmoor is a spacious, link detached home (linked only garage to garage). With a layout over two floors and the ability to use as a bungalow or a house, it will appeal to a range of buyers. The facilities of Bow are on hand with a wonderful shop, garden centre with café and the primary school, all within easy reach. Collatons Walk is tucked in away from main roads making it ideal for those seeking a quiet position but with a range of facilities on hand. There's an array of solar PV panels on the roof (owned outright), oil fired central heating and uPVC double glazing, ensuring energy efficiency.

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The property is currently laid out as a 3 bedroom house with 2 bedrooms and a bathroom to the first floor and a further bedroom and shower room on the ground floor although the dining room could be separated off to create another ground floor bedroom, if desired, thus making it 4 bedrooms overall. On the front is a useful and spacious porch (with new composite front door, ideal for coats and shoes and this opens into the entrance hall. There's a well fitted kitchen with a range of units and integrated appliances with a door to outside too. As you walk into the comfortable living room, with it's wood burning stove, you are drawn to the view from the patio doors onto the garden, fields and Dartmoor creating the horizon. An opening through to the dining room gives additional living space and the rooms combine to give a large, light and sociable space. There's a ground floor bedroom, currently used as an office and a shower room to complete the ground floor. A clever use of space hides the washing machine in a utility area in the link to the shower room. On the first floor are two double bedrooms, served by a family bathroom and the views continue from the first floor.

Outside, the house is at the end of a cul-de-sac with off-road parking for 2 vehicles leading to the garage. The whole plot has level access and the front garden is laid to lawn with some raised beds too and sets the property back from the road and natural hedging gives privacy and usability to the front. At the rear is a good sized garden with those incredible views. There's a large paved seating area and the remainder is mainly laid to lawn with hidden seating, plenty of colour from the planted borders and again, natural hedging gives a soft boundary to the surrounding countryside. There's a large shed/workshop to the side adding to storage/work space in addition to the garage.

Please see the floorplan for room sizes.

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

Approx Age: 1980s

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband.
Owned solar PV's.

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

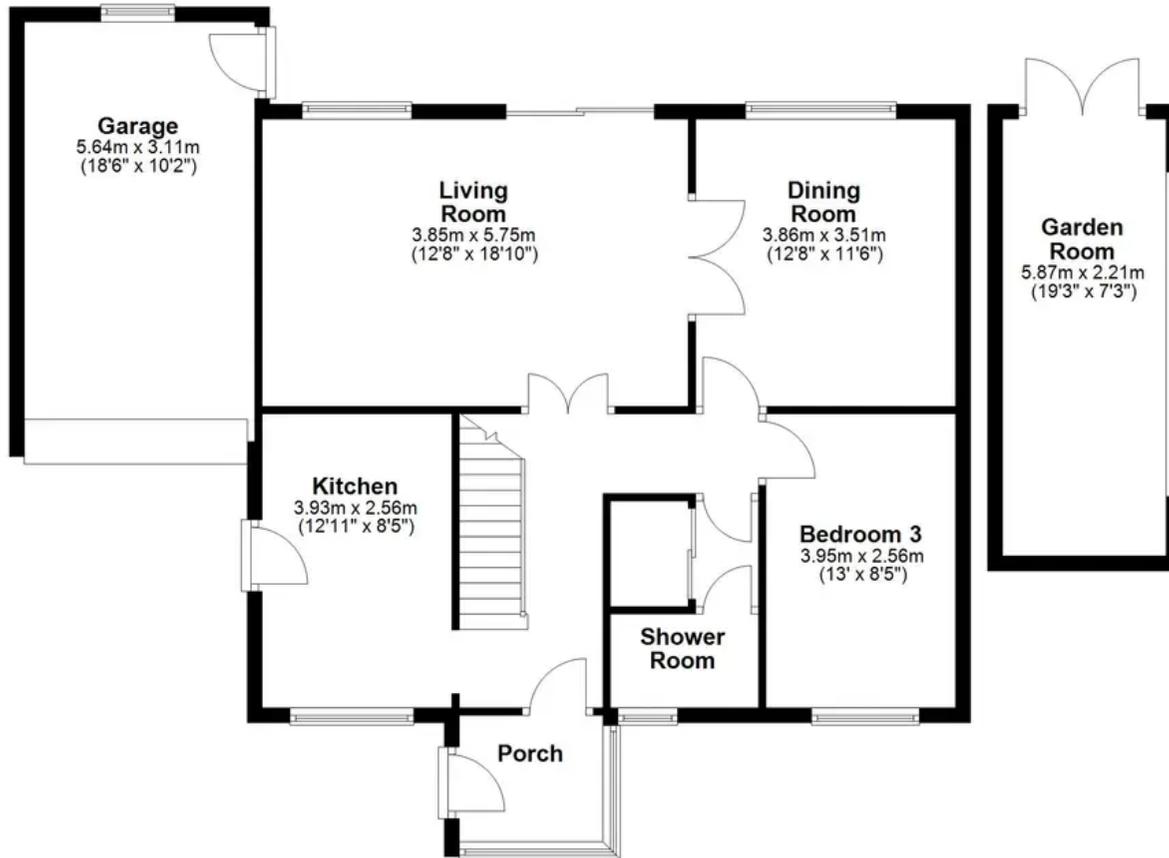
BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and 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 6LS and the What3Words address is [///northward.cashiers.duplicity](#) but if you want the traditional directions, please read on.



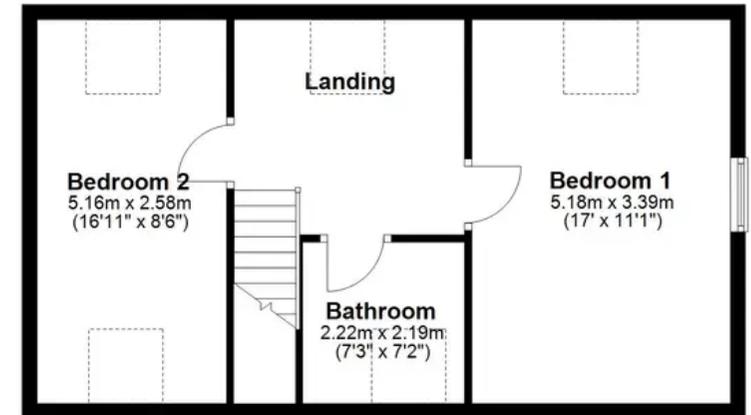
Ground Floor

Approx. 108.3 sq. metres (1165.3 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 156.3 sq. metres (1682.7 sq. feet)

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