



1 Sanders Road, Bow

Guide Price £285,000

HELMORES
SINCE 1699

1 Sanders Road

Bow, Crediton, EX17 6LP

- Modern 3 bedroom detached home
- Village location
- Approx. 10 years old
- Open plan living space
- Beautifully presented
- Modern kitchen and bathroom
- Ground floor WC
- Parking and gardens to both sides

Tucked away, off the main road and only just a little over 10 years old, this modern village house has a lovely outlook to the front over a spacious green. The facilities of Bow are on hand with a wonderful shop, garden centre with café and the primary school, all within easy reach. The house was built as an individual build and the current owner has been here since new. Due to its age, there is plenty to shout about with a modern open layout to the ground floor, central heating, solar thermal hot water and it's all presented in excellent condition. It's an economical house to run and with off-road parking and level gardens - it's got a lot going for it.

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The layout gives a welcoming hallway with useful WC and this leads to the kitchen which is open plan to the living/dining room. We love this layout, it allows plenty of light throughout and connects the spaces well. There is a useful breakfast bar which helps to mark the spaces too. The living room has a modern wood-burning stove and french doors to one of the gardens. On the first floor are 3 bedrooms and a well fitted family bathroom. Again, the décor has been well maintained and there's little for a new owner to have to do.

Outside, the house has off-road parking to the front with easy to maintain planted beds and then the gardens are fenced off to both sides. There is access along the back which connects the two gardens and you can get to either garden via the kitchen or living room doors. There's a surprising amount of outside space on offer, all level with lawns and seating areas with some paving and storage too in the form of a timber shed.

Please see the floorplan for room sizes.

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

Approx Age: 2010's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

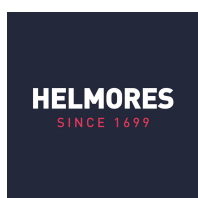
Drainage: Mains drainage

Heating: Oil fired central heating (plus solar thermal hot water)

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 6LP and the What3Words address is [///newsstand.lizard.fury](https://www.what3words.com/#!/newsstand.lizard.fury)

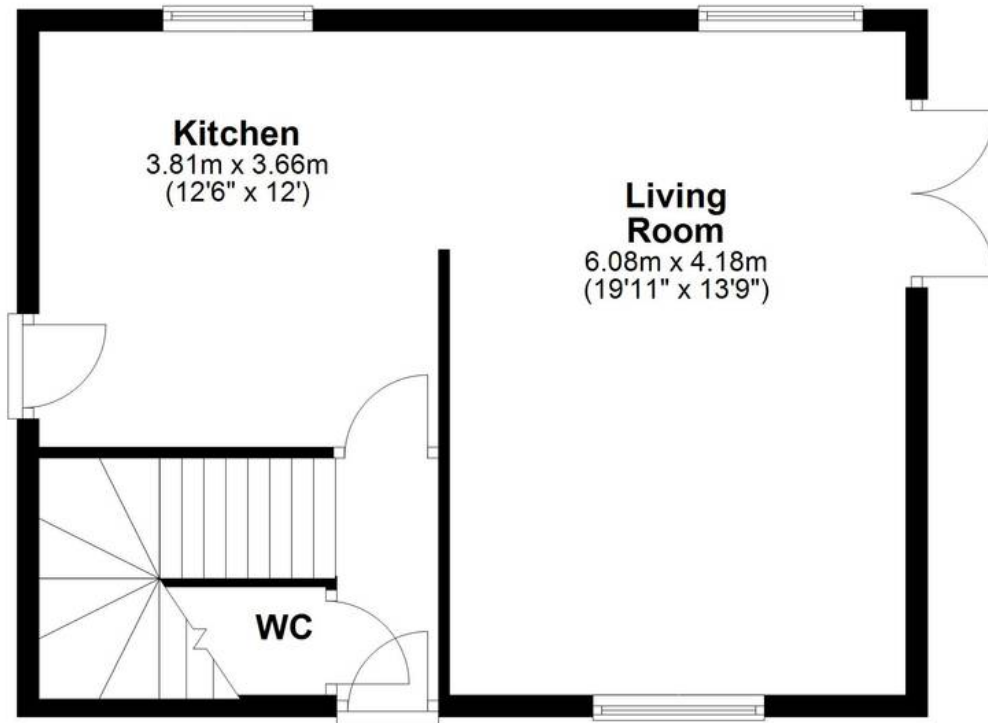
but if you want the traditional directions, please read on.

Entering Bow from Crediton (A3072) turn left in the middle of the village into Station Road (signed to Spreyton) and pass the primary school on your left. Follow the road around the right hand bend and take the next right into Sanders Road. Follow the road and the property will be found on the right.



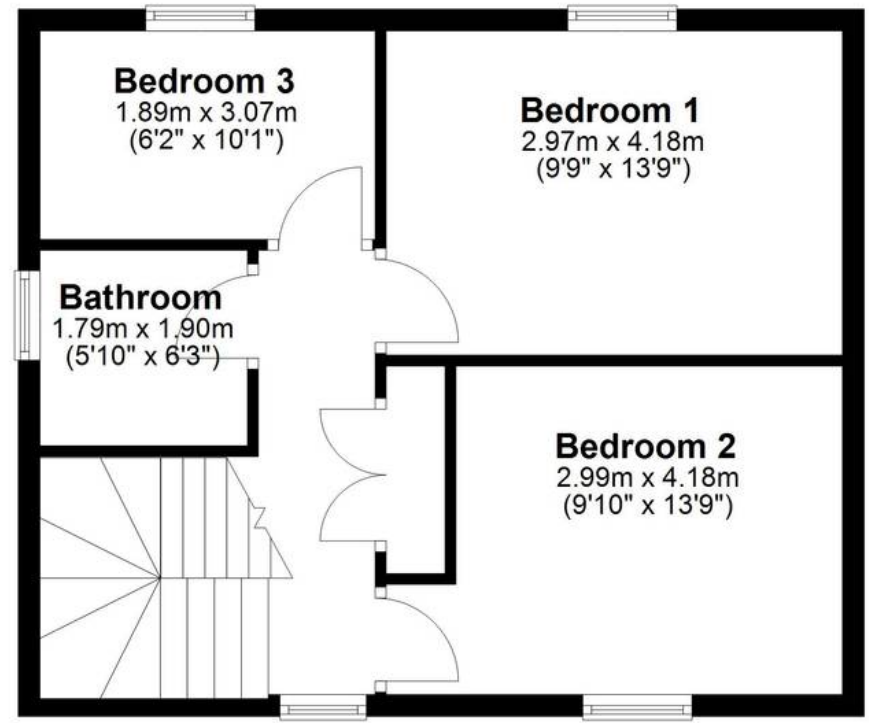
Ground Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 92.9 sq. metres (999.5 sq. feet)

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