



## Greenway, Station Road, Bow, EX17 6HU

Guide Price £450,000



# Greenway Station Road

Bow, Crediton

- Large detached bungalow
- 3 double bedrooms
- Generous room sizes
- Fantastic level gardens
- Away from main roads
- Total plot of half an acre
- Village location
- Double Garage and ample parking
- No chain

One of Mid Devons' larger villages, Bow has an incredible community with a large number of clubs and societies on offer. There's a great Co-op shop plus the garden centre with a fabulous café and post office, and a modern medical centre and primary school to cater for a range of buyers. Situated between Crediton and Okehampton, the road network is good and with regular buses running to both towns, plus Exeter and Dartmoor and both easily accessible.





This modern, detached bungalow occupies a large half acre plot and is tucked away off the main road whilst being central to village life. Built in the 2000's, it's a great sized property and easy to look after. The whole plot, although sizable, is manageable and largely on the level. Internally, there's a kitchen/dining room, a wonderful large living room and 3 double bedrooms with a master ensuite. In addition are the family bathroom, a separate WC and a useful utility with the back door – ideal for village life. The whole property is warmed by oil fired central heating and has uPVC double glazing. It's a very comfortable and spacious home both inside and out.

The driveway leads in from the village road to an ample parking area in front of the double garage with twin up and over doors. There's parking for numerous vehicles (and room for trailers etc). The front garden is mainly laid to lawn with some planted beds and is behind an attractive brick wall with a gated entrance. The rear garden is a real surprise and is a large lawn with plenty of room for even those with the greenest of fingers. Again it's mainly lawn but this could be used in a number of ways.

Agents Note: The property is next to the village primary school and this isn't an issue but potential buyers should be aware.

Please see the floorplan for room sizes.





Current Council Tax: Band F – Mid Devon

Approx Age: 2000's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

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 6HU and the What3Words address is [///division.comically.returns](https://www.what3words.com/division.comically.returns)

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

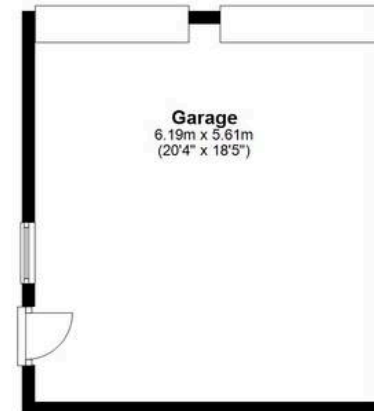
If in Crediton High Street, proceed West to Coplestone and go through the traffic lights, immediately after the lights, bear left onto the A3072 towards Bow. When arriving in Bow, in the centre of the village, turn left into Station Road (as signed to Spreyton) and pass the primary school on your left and take the next left driveway into the property.





### Ground Floor

Approx. 172.0 sq. metres (1851.6 sq. feet)



Total area: approx. 172.0 sq. metres (1851.6 sq. feet)





## Helmores

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