



**1 Iter Court, Bow, EX17 6BZ**

Guide Price **£485,000**



# 1 Iter Court

Bow, Crediton

- Fantastic detached house
- 4 double bedrooms and 2 ensuites
- Nearly 2000 sqft of internal space
- Farmhouse style kitchen
- Utility room and ground floor WC
- Flexible open plan living spaces
- Separate study/play/dining room
- Ample parking and double garage
- Level garden and rear yard

Iter Park is a beautiful development of different housing styles. It was built in the early 2000's and was very well designed with a circular road and a central park and courtyard. The house types vary from smaller terrace houses up to town houses and then onto larger detached houses which gives a very interesting and characterful street scene. The house is full of solid oak finishes giving a high quality feel throughout. It's a real mix of character and convenience too with the warmth and comfort of a modern house and the feeling, space and character of a much older property.







The house is the largest on the development and has nearly 2000 sqft (180sqm) of internal space (plus the double garage) over the two floors. The exterior stone and uPVC windows are very low maintenance on the outside and give it a standout look, plus there is the “roundhouse” room to the end of the living spaces which is a unique feature and part of the original build. Once inside, the difference between this and your average modern house becomes clear – open spaces, solid oak flooring and staircase, plus a beautiful oak and glass screen between the hall and kitchen. All these touches add to the feeling of quality, light and openness. There is a sociable 6m farmhouse style kitchen with plenty of space and a useful utility room opening onto the paved rear courtyard. The central hallway is definitely a talking point and a large living room opens into the “garden room” with plenty of light. There are double doors to another reception room which can be used for a variety of things but is a super home office or playroom. On the first floor are the 4 double bedrooms, 2 of which have ensembles, plus the family bathroom.

Outside, a curved wall gives privacy (this could be increased with a small fence along the driveway aspect) and leads you into a good sized parking area with space for plenty of vehicles. There’s a double garage and a side gate gives access to the rear paved courtyard. The main garden sits to the side (west) of the house and is mainly level lawn with some paved paths and a seating area.





Please see the floorplan for room sizes.

Council Tax: Band E (Mid Devon)

Utilities: Mains water, electric, telephone & broadband (up to 67mb)

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

**Buyers' Compliance Fee Notice** – Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**DIRECTIONS** : From Crediton, head on the A377 to Copplestone and immediately after the traffic lights, turn left onto the A3072 towards Bow. As you enter the village, take the second left into Iter Park, bear left initially and then right into the central courtyard – Iter Court. No 1 is on the left.

what3words: ///potential.treaties.oils

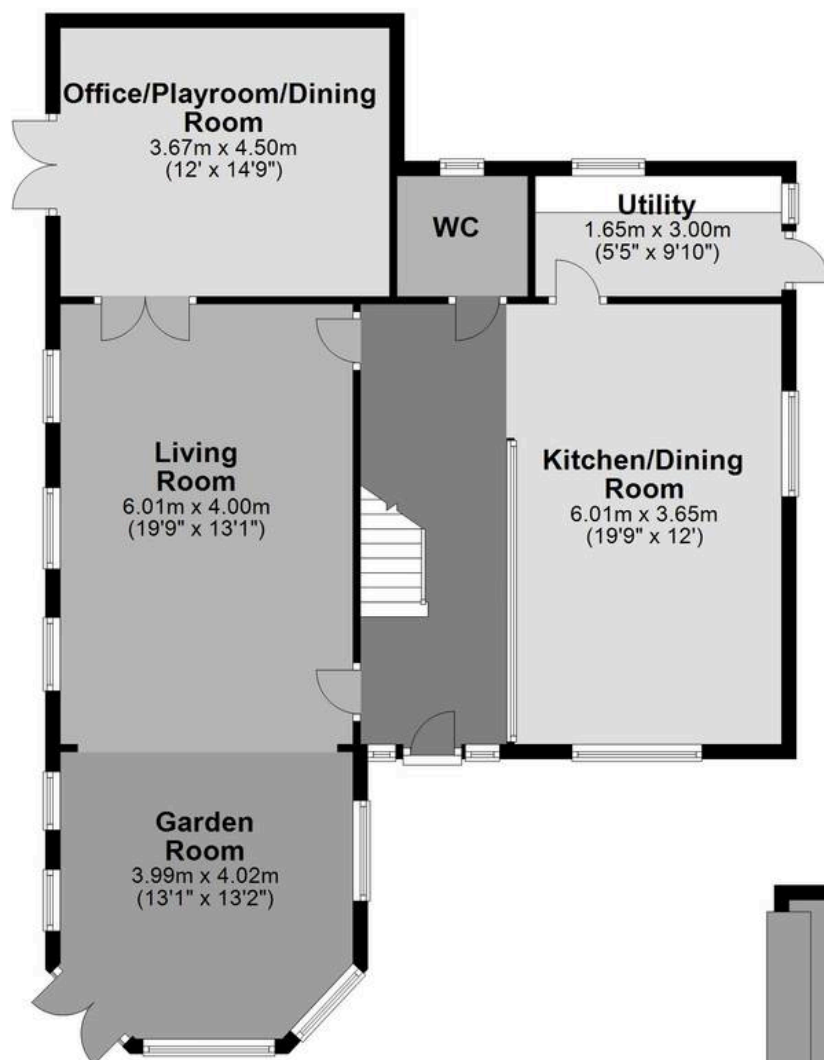
**BOW**, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century parish church of St Bartholomew lies on the outskirts of the village at Nymet Tracey. Along side its ancient roots, Bow offers a mix of character and newer properties and is home to families and older couples alike who are attracted by its well-regarded primary school (OFSTED: GOOD) and active community. Bow residents enjoy a range of facilities including a modern doctor's surgery with its wellbeing garden, a local football team, a co-op, and a garden centre with café.





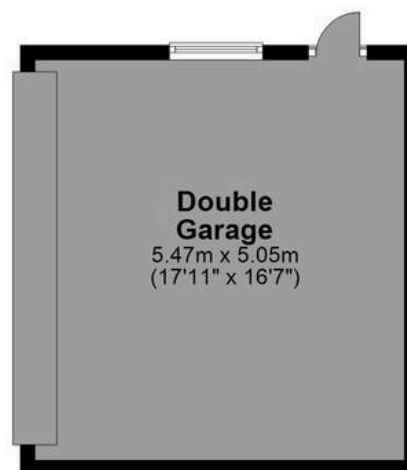
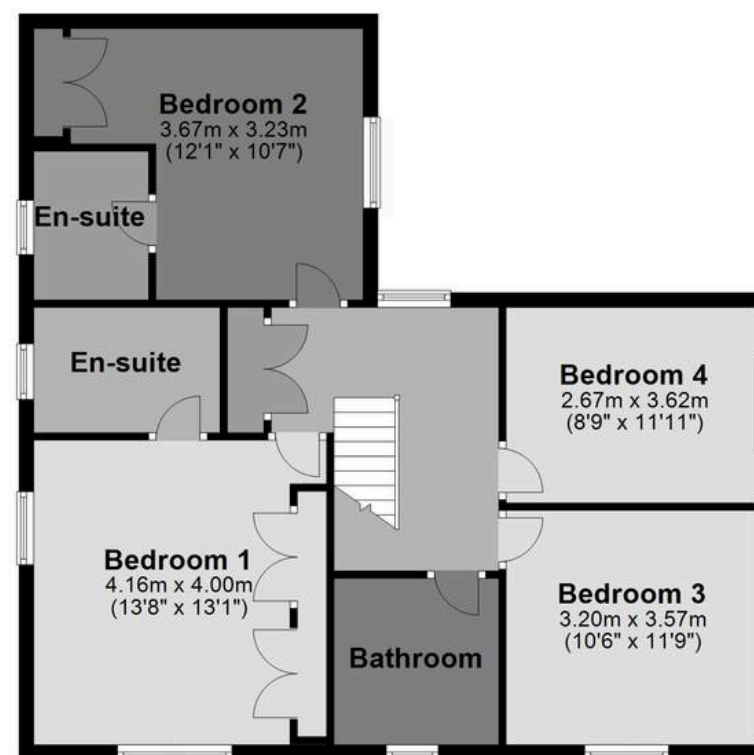
### Ground Floor

Approx. 128.2 sq. metres (1380.4 sq. feet)



### First Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



Total area: approx. 204.3 sq. metres (2198.5 sq. feet)





# Helmores

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