



31 Godfreys Gardens, Bow, EX17 6HT

Guide Price **£267,000**

31 Godfreys Gardens

Bow, Crediton

- Semi-detached property
- Garage and parking
- Garden front and back
- 3 bedrooms
- Garden office/studio
- Open plan kitchen/diner
- Village location
- Woodburning stove

Bow is a great village ideal for young families with the primary school just a short walk from the property, with a lively community and doctors surgery, there's a lot to offer. Bow has the advantage of good transport links via bus and a train station in the nearby village of Copplestone and has easy access to lovely local walks in the surrounding countryside. This property is in a popular location within the village and ticks a lot of boxes with parking, garage, 3 bedrooms, garden office/studio and a three bedrooms.

The kitchen/diner has sage green shaker style units with a range cooker with 2 ovens, grill, 4 ring induction hob and warming ring. There is space for an American fridge, washing machine and slimline dishwasher, the worktops are a lovely white granite and there's a solid wood feature breakfast bar. The kitchen leads through into the lounge with a bay window giving plenty of light and a woodburning stove. There is wooden HEVEA engineered flooring throughout the ground floor. The conservatory leads from the kitchen then out to the patio area.





Upstairs the master bedroom is spacious and has views over the garden, the further double has an airing cupboard and a wardrobe space and the single bedroom (currently utilised as an office) looks out to the front of the property. There is a separate WC and the bathroom has a bath with electric shower over, a sink and electric towel rail. There is uPVC double glazing throughout and app controlled modern Ecostrad electric radiators.

Outside to the front, the garden is laid to lawn with shrub borders and the drive (for 3 cars) leads to the garage which has power and light. The rear garden has an upper patio area ideal for outdoor dining and the rest is laid to lawn with tree and shrub borders. There is a garden shed and an outdoor office/studio, this room full of light, insulated and has a sink and a toilet (water fed by a hose).

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2187.50

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Mains drainage

Heating: Woodburning stove and electric radiators

Listed: No

Conservation Area: 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.

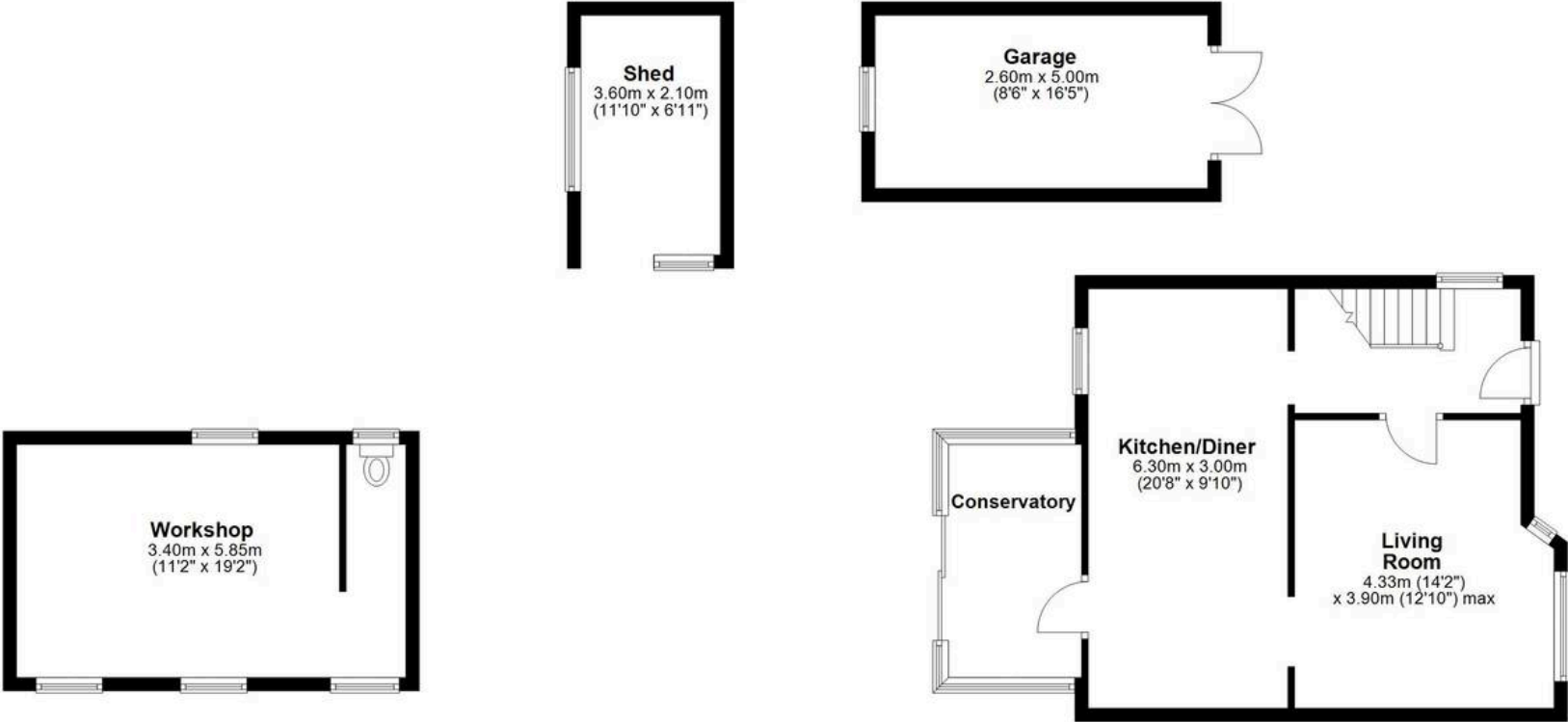
BOW, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century parish 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.

DIRECTIONS : From Crediton take the A377 in a westerly direction. At Copplestone take a left turn onto the A3072 and continue until you reach Bow. In the village take a left turn onto Station Road and then right onto Godfreys Gardens, number 31 can be found along to the left.

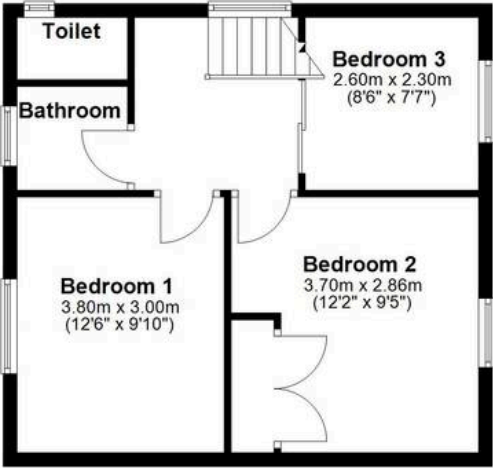
What3Words: ///waiters.supported.balancing



Ground Floor



First Floor





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.