



- **Lovely village cul-de-sac location**
- **Semi-detached 3 bedroom home**
- **In need of some updating internally**
- **Off-road parking and attached garage**
- **Rear garden with views to Dartmoor**
- **No onward chain**



Guide Price £175,000

HELMORES
SINCE 1699

2 LILIAN CLOSE
Bow EX17 6JY



With views over the village rooftops to Dartmoor in the far distance, this 3 bedroom semi-detached house will have a wide appeal. The village itself has a great community with plenty going on and with the primary school, excellent shop and road links to Crediton/Okehampton, it's a great location in the heart of the rolling Mid-Devon hills.

The property is being sold with no chain and plenty of time has been spent on clearing and cleaning the house ready for sale. As you'll see, the carpets have been mostly removed and it could do with an internal overhaul with new flooring and decoration and many may choose to open up the kitchen/dining area to create one room across the back. It is a great house with lots of potential to improve and being in this location, it is well worth the investment. There is uPVC double glazing throughout.

The layout is as it was when built with a living/dining room running front to back and a kitchen overlooking the garden and over the village. Upstairs there are 3 bedrooms and the bathroom.

Whilst the inside needs some attention, the outside is ready to go. There is a lawned front garden with driveway parking leading to the garage and a pathway to the side gives access to the rear garden which has a raised patio to enjoy the views and a lower patio and lawn and established plants with fencing around.

Please note: The house has been priced to take works into account and therefore please no silly offers!

Please see the floorplan for room sizes.

Council Tax: C (Mid Devon)

Utilities: Mains water, electric, telephone & broadband

Drainage: Mains drainage

Heating: Oil fired central heating to ground floor and electric heating in bedrooms

Listed: 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, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.

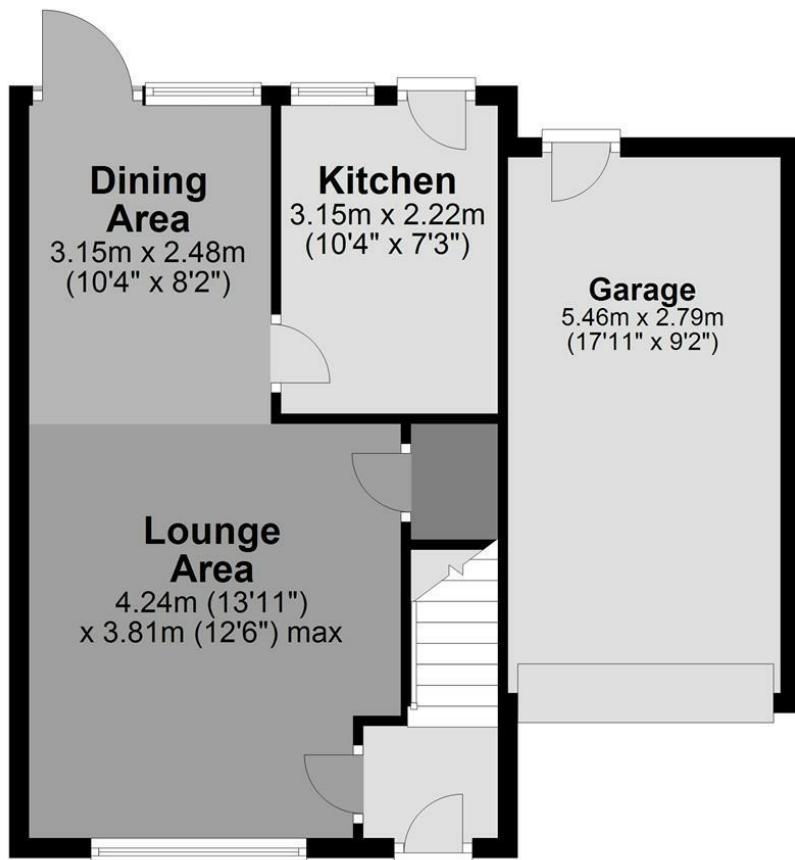
DIRECTIONS : Upon entering the village of Bow on the A3072 from Crediton/Copplestone, carry on down the main road until reaching the cross roads in the middle and turn left as signed to Spreyton. After the brow of the hill, take the next right into Godfreys Gardens and follow this road almost to the end and turn right again into Hobbs Way and then first right into Lilian Close where the property will be found on the right.

COVID-19 SAFETY POLICY

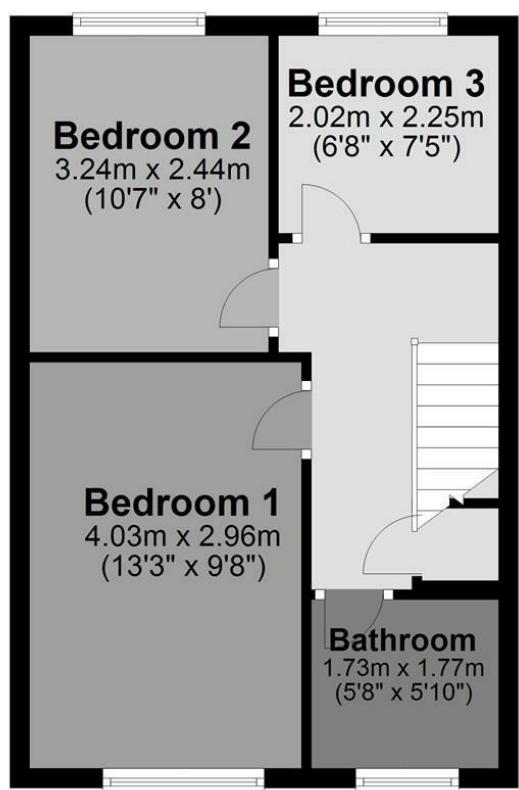
We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Ground Floor



First Floor



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