



HELMORES
SINCE 1699

Offers Over £50,000

FLAT 4 PRESTON HOUSE

Bow, EX17 6EZ

DESCRIPTION : Shop unit with FULL PLANNING within Preston House, Bow which was formerly the village shop, with views to fields beyond the communal garden and within walking distance of the bus stop, primary school, modern doctors surgery and village hall, with the Co-Op store and Bow Garden centre & café situated on the edge of the village. Internally planning has approved two double bedrooms, an en-suite shower room, a bathroom & kitchen, in this ground floor flat with its own private entrance.

There is also a communal garden for the 4 flats (3 already completed), which is found to the rear.

The lease is 999 years from 2021.

Once the final flat is sold each unit will have a share of the freehold, there is little/no ground rent too.

Planning documentation available from Helmores or access via Mid Devon Planning Portal: 19/01932/FULL

Please see the floorplan for room sizes.

Current Council Tax: A
 Utilities: Mains electric, water, telephone & broadband
 Broadband within this postcode:
 Superfast Enabled
 Drainage: Mains drainage
 Listed: No
 Tenure: Leasehold

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: Preston House is situated in the centre of the village and is marked by a Helmores Board.

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: helses.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.

