



Connells

Manchester House Bow  
Crediton



## Property Description

*A 5 bedroom END TERRACED HOUSE located in BOW which 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. Bow is a peaceful, family-friendly village with a church, a rustic country pub, a popular primary school and a Cooperative mini supermarket - an idyllic country escape. There are good bus links serving the local market towns nearby, the home is spacious and also a great opportunity for a buyer to create more living accommodation with a basement with rooms ready for conversion (subject to planning permissions). From the home there are beautiful countryside views. Outside there is a rear garden area, parking and a GARAGE (cannot currently be accessed via a vehicle). The accommodation comprises:- Entrance porch, lounge, dining room, kitchen/diner, conservatory/greenhouse, inner hallway, bathroom/utility, first floor landing, 3 bedrooms, bathroom/WC, second floor, 2 further potential bedrooms (the rooms improvements have been started but will need finishing) and basement room.*



## Entrance Porch

Door to front.

## Lounge

19' 2" x 17' 4" into recess ( 5.84m x 5.28m into recess )

Window to front aspect, fireplace with wood burner, door to cellar, picture rail, wall mounted radiator (not working).

## Dining Room

19' 2" max into recess x 12' 2" ( 5.84m max into recess x 3.71m )

Double glazed obscured window on either side, wooden floor, picture rail, fireplace with wood burner.

## Kitchen/ Dining Room

22' 9" x 11' ( 6.93m x 3.35m )

Rear aspect window with secondary double glazing, double glazed sliding door to rear, double glazed door to side, wall and base units, work surfaces, 1 1/2 bowl stainless steel sink unit, plumbing for dish washer, space for fridge freezer, electric hob with extractor over, tiling.

## Conservatory/ Greenhouse

Door to rear, open views, tap.

## Inner Hallway

## Bathroom/ Utility

Obscured side aspect window, rear aspect window, plumbing for washing machine, tiled floor, bath with electric shower over, low level toilet, wash hand basin, tiling, heated towel rail.

## First Floor Landing

Storage cupboards.

## Bedroom 1

16' 5" x 12' 1" ( 5.00m x 3.68m )

Front and side aspect windows, wooden floor, wall mounted radiator.

## Bedroom 2

11' 5" x 10' 4" ( 3.48m x 3.15m )

Side aspect window, wall mounted radiator.

## Bedroom 3

8' 2" x 8' 2" ( 2.49m x 2.49m )

Side aspect window, wall mounted radiator.

## First Floor Bathroom

Rear aspect window with open views, bath, electric shower, low level toilet, wash hand basin, airing cupboard, tiling, heated towel rail.

## Second Floor

## Bedroom 4

18' 9" x 18' ( 5.71m x 5.49m )

Side aspect window.

## Bedroom 5

16' 8" x 12' 7" ( 5.08m x 3.84m )

Side aspect window.

## Basement

Door to rear. Numerous rooms with rear aspect windows, power and light.

## Outside

Rear garden with oil tank, gate to side, parking.

## Garage

18' 9" x 12' 2" ( 5.71m x 3.71m )

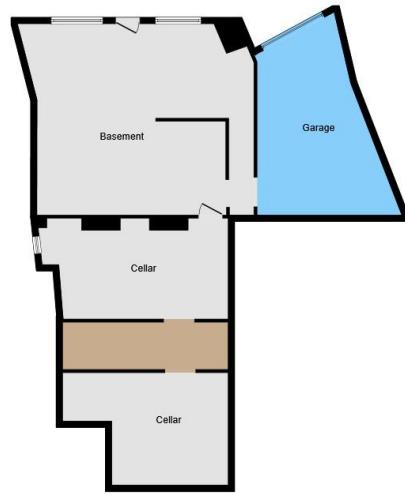
(Not accessed via car). Up and over door, tap, light.

## Agents Notes

Heating is provided by wood burners.

There is a private water supply to the property (Bow Water Works). Contact the branch for more details.





**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01392 221 331**  
**E [exeter@connells.co.uk](mailto:exeter@connells.co.uk)**

8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: G    Council Tax  
 Band: E

view this property online [connells.co.uk/Property/EXR317177](http://connells.co.uk/Property/EXR317177)



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: EXR317177 - 0006