



4 Hobbs Way, Bow, EX17 6JZ

Guide Price **£273,000**

4 Hobbs Way

Bow, Crediton

- 3 bedroom detached family home
- Village location
- Open plan kitchen / conservatory
- Well-presented inside and out
- Garage and parking
- Solar PV's and EV charger
- No chain

One of Mid Devon's larger villages, Bow (pronounced as in Bow and Arrow) has a lot going on. A thriving community with a surprising amount of clubs and societies plus the advantage of a great shop, primary school (buses to secondary schooling), sports field, medical centre, garden centre with café and of course a regular bus (several per day) service to Crediton/Exeter and Okehampton.

4 Hobbs Way is located in a tucked away position, away from main roads and is on a residential no-through-road. Being in a slightly elevated position, there is plenty of light and views over the rooftops to the surrounding countryside.





There is uPVC double glazing and solar panels on the roof to reduce energy usage as well as a K-render system on the outer walls meaning there's no need to paint it (coloured render). The house has been improved by the current owners and now offers open plan living to the ground floor with the addition of a conservatory style extension to the kitchen giving year round dining space and opening onto the garden. The living area has a fireplace with a wood-burning stove (please note this isn't Hetas installed so can be removed prior to sale and replaced by the new owner if desired). The kitchen is well fitted and the conservatory adds additional living space. On the first floor are the three bedrooms and the family bathroom. The whole house is presented in good order.

Outside, there is a small front bed setting it back from the road and then a driveway to the side providing off-road parking leads to the garage with electric roller door. The garage has been divided to give storage space at the front and access through the side gives entry to a useful room created from the remaining garage. This could be used as a hobby room, office or even a gym! The rear garden is easy to maintain with artificial grass (a new owner could revert back to lawn) plus there are seating areas and a timber summer house. The summer house has seen better days and can be left or removed depending on the new owners wishes.

Agents' Note: The solar panels are owned outright and generate electricity for the home, reducing energy costs and making the electric heating a great option. In addition is an EV charger so again, with the solar panels, this makes for cheaper motoring costs with an electric vehicle. The property also benefits from cavity wall and loft insulation.



Please see the floorplan for room sizes.
Current Council Tax: Band D – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric heaters and wood-burner (owned solar panels reduce costs of heating)

Listed: No

Tenure: Freehold

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 : For sat-nav use EX17 6JZ and the What3Words address is [///luxury.bashful.swerving](https://www.what3words.com/#!/luxury.bashful.swerving)

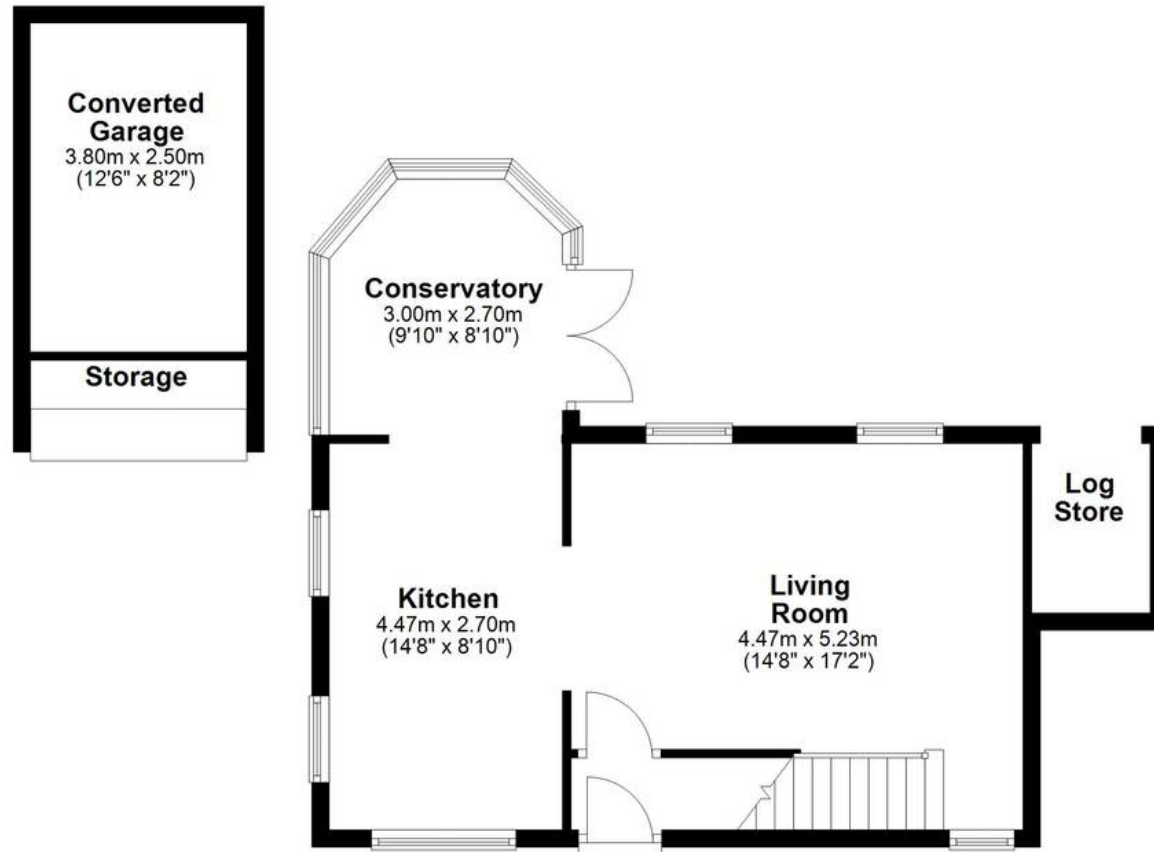
but for the traditional directions, please read on.

Proceed West out of Crediton towards Copplestone on the A377. When reaching Copplestone, go through the traffic lights and bear left onto the A3072 towards Bow. Upon entering Bow, turn left into Station Road (in the middle of the village) and take the first right into Godfreys Gardens. Go almost to the end and turn right into Hobbs Way and the house will be found on your right.



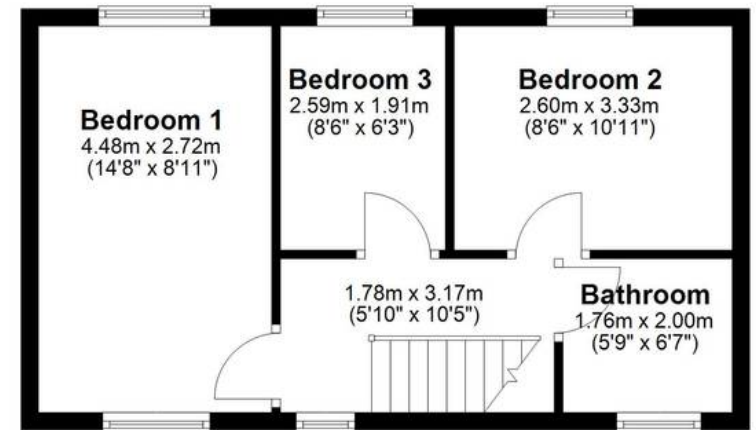
Ground Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 95.2 sq. metres (1025.0 sq. feet)



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