



**9 Lilian Close, Bow, EX17 6JY**

Guide Price **£235,000**



## 9 Lilian Close

Bow, Crediton

- Semi detached home
- Extended accommodation
- Village cul-de-sac location
- 3 bedrooms and 2 bathrooms
- Kitchen plus separate utility
- Solar panels
- Front and rear gardens
- Living/dining room into conservatory
- No onward chain

Lilian Close is a cul-de-sac location, tucked away off the main road yet central to the village. It's a small development of houses and being slightly elevated, there's some countryside views with Dartmoor on the horizon. Bow is one of the area's larger villages and with a great sense of community, it supports a primary school, pub, a wonderful Co-Op and a garden centre with café. There's sports teams too and a regular bus service to Crediton and Okehampton.

The house was originally designed with an integral garage but this has been converted to add extra internal space works well. The accommodation offers a large living/dining room which opens into the conservatory at the rear making for flexible and light social spaces. There's a separate kitchen and the former garage now gives a designated utility room and a ground floor shower room with WC. On the first floor are the 3 bedrooms and a family bathroom.





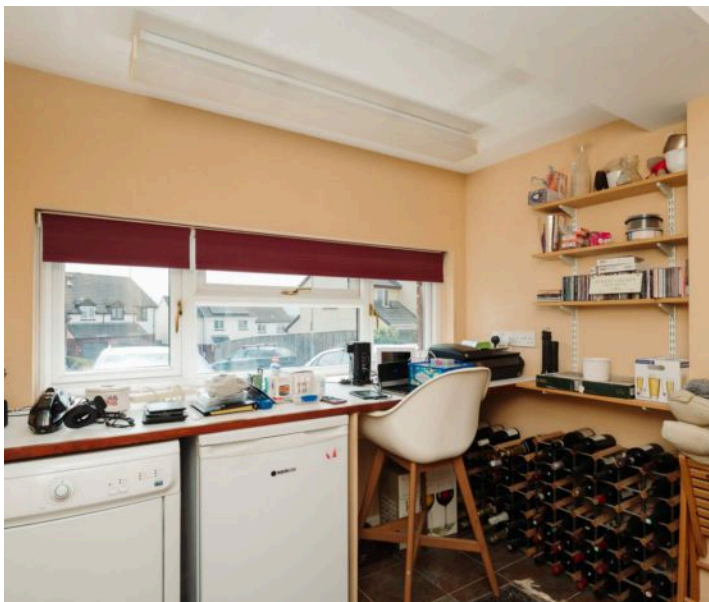


The house is a little dated so could do with a light refresh for personal taste but it offers terrific space. There's electric heating paired with the solar panels which reduces the running costs. It's on mains services for water, electric and drainage too. Outside, there's off-road driveway parking for 2 vehicles (and space to create a bit more) and an area of lawn. The pathway leads to the front door and side access to the rear garden. The garden gives paved seating areas and has a range of established trees and shrubs giving excellent privacy. The garden is a little overgrown but it's clear to see what it could easily be put back to.

In summary, a great opportunity to buy a spacious village home with no onward chain.

#### **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.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Electric heating and solar panels

Listed: No



Conservation Area: No

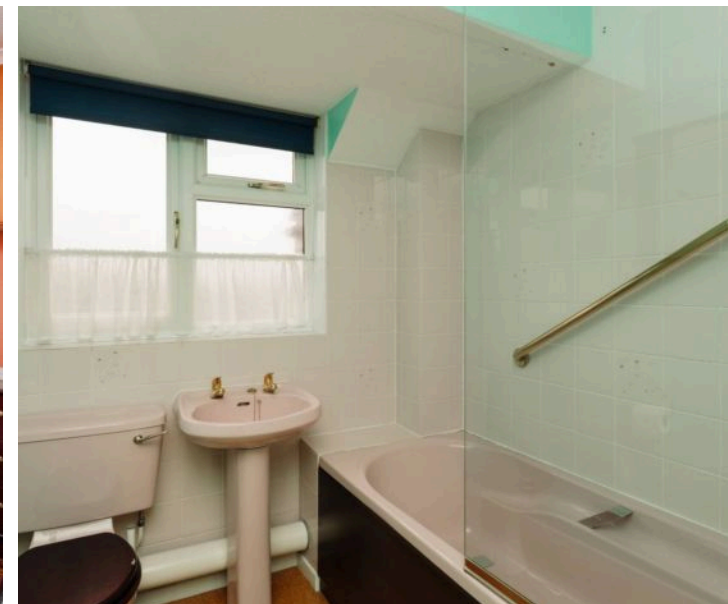
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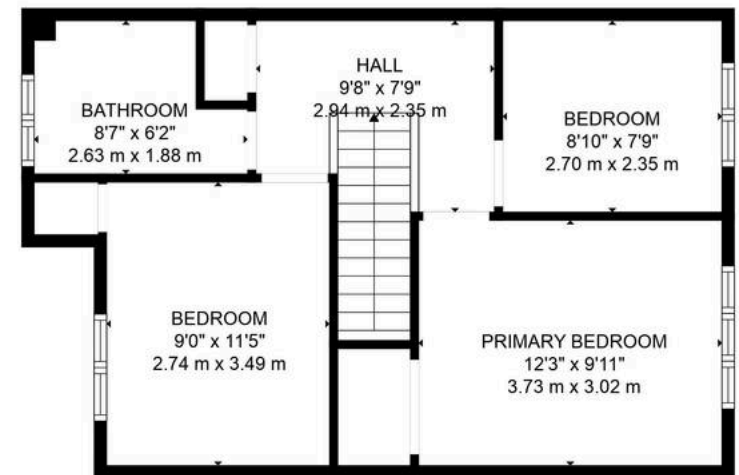
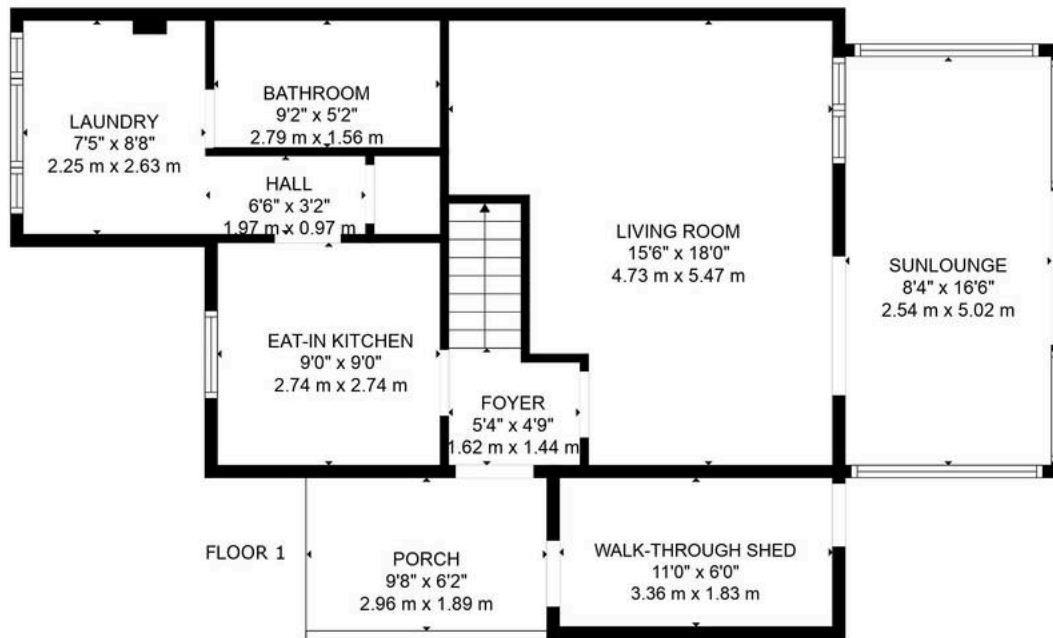
**BOW**, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century 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 6JY and the What3Words address is [///untrained.battle.digesting](#) but if you want the traditional directions, please read on.

In the centre of Bow, take Station Road (as signed to Spreyton) and turn right into Godfreys Gardens (opposite the school). Go towards the end until turning right into Hobbs Way and then right again into Lilian Close. The property will be found at the head of the cul-de-sac.





FLOOR 2





# Helmores

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