



13 Churchlands, Bow, EX17 6JF

Guide Price **£175,000**

13 Churchlands

Bow, Crediton

- Semi detached home
- 2 Double bedrooms
- Garden front & back
- Off street parking
- Edge of village location
- Close to bus route
- Situated between Crediton & Okehampton
- Lounge/diner
- No onward chain!

Bow is a lively village in the heart of Mid Devon with a Primary School, local shop, an excellent Doctors Surgery and a great garden centre with café. Churchlands is a small estate on the edge of the village, close to a bus stop and this particular property has everything with a garden front and back, parking and two double bedrooms.

Whilst the kitchen would benefit from upgrading, it is fully functional with an array of units and space for white goods. The lounge/diner has patio doors out to the garden, is south facing and has a large understairs storage area. Upstairs there is a good sized double bedroom to the rear with dual aspect and another double to the front with built in airing cupboard and wardrobe space. The bathroom is a peach suite with a shower over the bath. There is uPVC double glazing throughout and modern electric radiators.





Outside to the front is a lawned area with path to the front door and a walkway side access to the rear garden, the rear garden is south facing and fully enclosed with the added bonus of a garden storage shed. There is one parking space beside the adjacent property but room in front means there is space for 2, alternative free on street parking can be found easily on the estate.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon 2025/26 – £2460.93

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Electric heating

Listed: No

Conservation Area: No

Tenure: Freehold

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.



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 Millennium 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

From Crediton take the A377 in a westerly direction, upon reaching Copplestone take a left turn onto the A3072 after the lights. Once you reach the village take the first left turn and then right onto Junction Road and then another left onto Churchlands. Number 13 can be found straight ahead.

For Sat Nav: EX17 6JF

What3Words: ///commander.dressing.pods





Approximate total area⁽¹⁾

54.4 m²

Floor 0



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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