



1 Mill Lane, Bow, EX17 6ES

Offers Over **£200,000**

1 Mill Lane

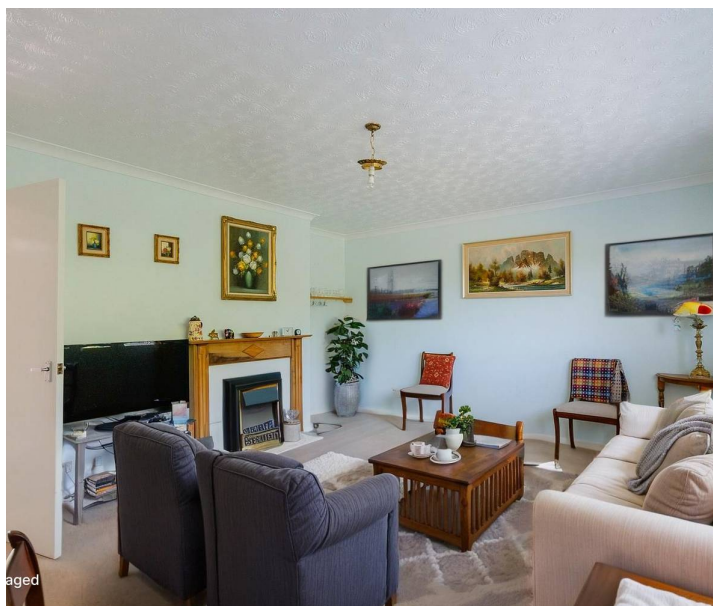
Bow, Crediton

- Semi-detached bungalow
- Village edge location
- 2 Double bedrooms
- Garden front and back
- uPVC double glazing
- Oil central heating
- Parking for 2 vehicles
- No onward chain!

Mill Lane is on the edge of the village of Bow, a vibrant village with plenty going on, the village has a shop, garden centre with café, doctors surgery, primary school & regular events in the village hall. This bungalow is being sold with no onward chain.

The accommodation comprises of a kitchen overlooking the rear garden with an array of units, a pantry cupboard and a side door to a utility area with space for a washing machine where two doors from this area lead to the garden. The lounge/diner is spacious and full of light from a large picture window overlooking the garden. There are 2 good sized double bedrooms to the front and a bathroom with bath, sink, toilet and towel rail. There is uPVC double glazing throughout and oil fired central heating.





Outside to the front are 2 parking spaces and a garden laid to lawn with flower and shrub borders, there is access around the side where there is a handy garden shed and a path leads through to the rear garden. The rear garden is set out for easy maintenance with a patio area, chipping area and the rest with attractive borders.

Agents notes: We've created some virtually staged images for this property to spark your imagination and showcase furnishing ideas. Please note that these images are illustrative and the property is offered for sale unfurnished.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2187.50

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 47mbps

Drainage: Mains drainage

Heating: Oil fired central 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 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.

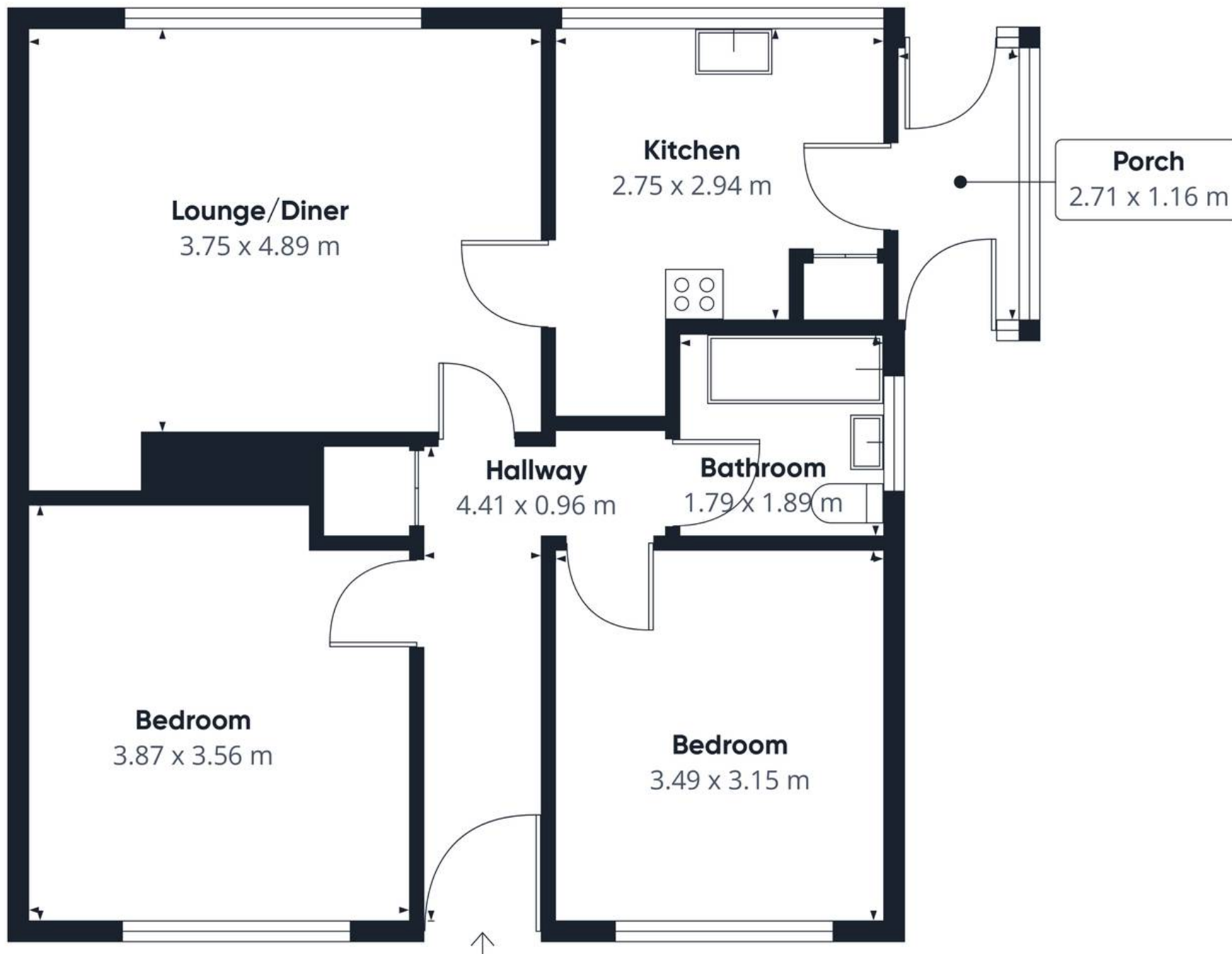
DIRECTIONS

From Crediton take the A377 in a Westerly direction, at Copplestone take a left turn onto the A3072 and continue until you reach the village of Bow. Head straight down through the village and Mill Lane can be found on the left at the end, number 1 is the first bungalow on the right marked with a Helmores board.

For Sat Nav: EX17 6ES

What3Words: ///remix.prospered.phantom





Approximate total area⁽¹⁾
64.5 m²

(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



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.