



Flat 1, Preston House, Bow, EX17 6EZ

Guide Price **£135,000**

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Flat 1

Preston House, Bow

- Renovated ground floor garden flat
- Two bedrooms
- New kitchen & bathroom
- Includes courtyard garden & use of shared garden
- 999 year lease with share of freehold
- Being sold with no onward chain

This freshly renovated ground floor garden flat is found in a quiet position to the rear of Preston House, Bow which was formerly the village shop, with views to fields beyond the communal garden and within walking distance of the bus stop, primary school, modern doctors surgery and village hall, with the Co-Op store and Bow Garden centre and café situated on the edge of the village.

Internally everything is new, there are two double bedrooms, a new bathroom with a Mira shower and screen over the bath, a new kitchen which includes a 4 ring electric hob, oven and hood over, plus a dishwasher. There are digital electric radiators and a heated towel rail in the bathroom.



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The garden flat includes its own courtyard garden and there is also a communal garden for the 4 flats here.

The lease is 999 years from 2021, once the final flat is sold each unit will have a share of the freehold, there is little/no ground rent. The property benefits from a 10 year structural warranty from AEDIS (Homeproof).

Please see the floorplan for room sizes.

Current Council Tax: A

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Digital electric radiators

Listed: No

Tenure: Leasehold

EPC : D



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BOW 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. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means Sacred Grove in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.

DIRECTIONS: Preston House is situated in the centre of the village and is marked by a Helmores Board.



Ground Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 50.3 sq. metres (541.8 sq. feet)

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