



32 Iter Park, Bow, EX17 6BY

Guide Price **£245,000**

32 Iter Park

Bow, Crediton

- Beautifully presented semi-detached house
- Three bedrooms and white suite bathroom
- Mid Devon village location
- Parking and large attached garage
- Scope to extend the accommodation (STP)
- Low maintenance enclosed gardens
- Spacious living room and a kitchen diner
- Oil fired central heating and double glazing
- Being sold with no onward chain
- EPC: C

This beautifully presented semi-detached house is found in a Mid-Devon Village location with good amenities and bus transport links available (see village description) as well as the benefit of being sold with no onward chain.

The accommodation includes three good useable bedrooms, served by a white suite bathroom with an electric shower over the bath. Downstairs we have a sizeable living room complete with wood-burning stove and a recess which could be adapted to offer a study area if desired with the kitchen diner running along the back of the house. There is also oil-fired central heating and uPVC double glazing throughout.





An unusual feature for a modern house here is a large attached garage (5.87m long x 3.87m to one end and 2.77m to the other). It has an up and over door, with a parking space in-front, plus a door to the kitchen and the garden. There is scope here to extend the living accommodation (potentially over two floors) if such a large garage wasn't needed (subject to permissions).

The gardens are to the rear and low maintenance. Immediately behind is a triangle of garden for sitting out in, which is stone chipped and enclosed by a fence with a gate to the parking space. To the side of the garage is a slightly larger lawned area, with the oil-tank and a water butt.

Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)

Utilities: Mains electric, water, telephone and broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold



DIRECTIONS: For Sat-Nav use EX17 6BY, as you turn into Iter Park off the A3072, No.32 is found immediately on your right.

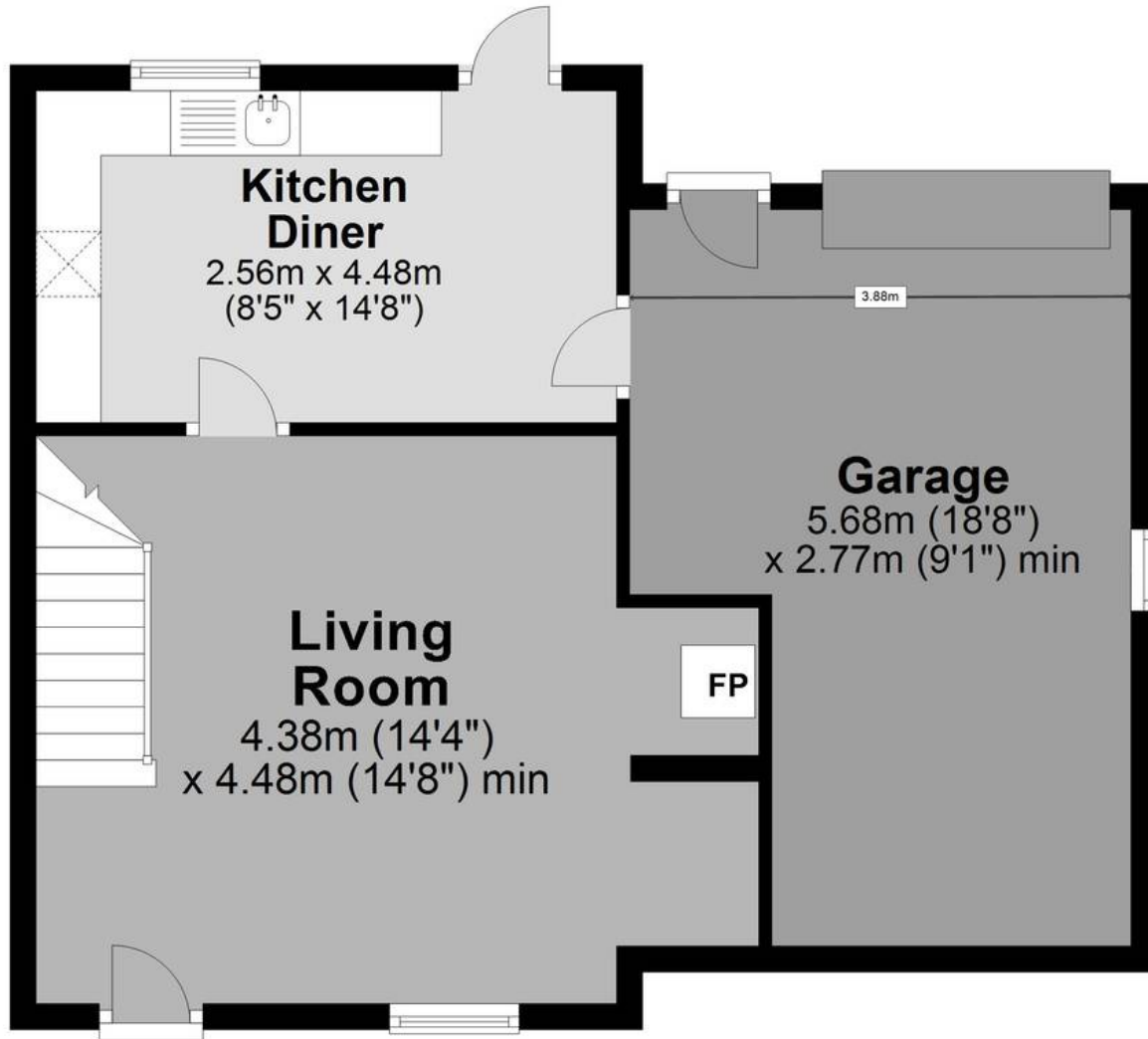
What3Words: ///fanfare.zone.withdraws

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.



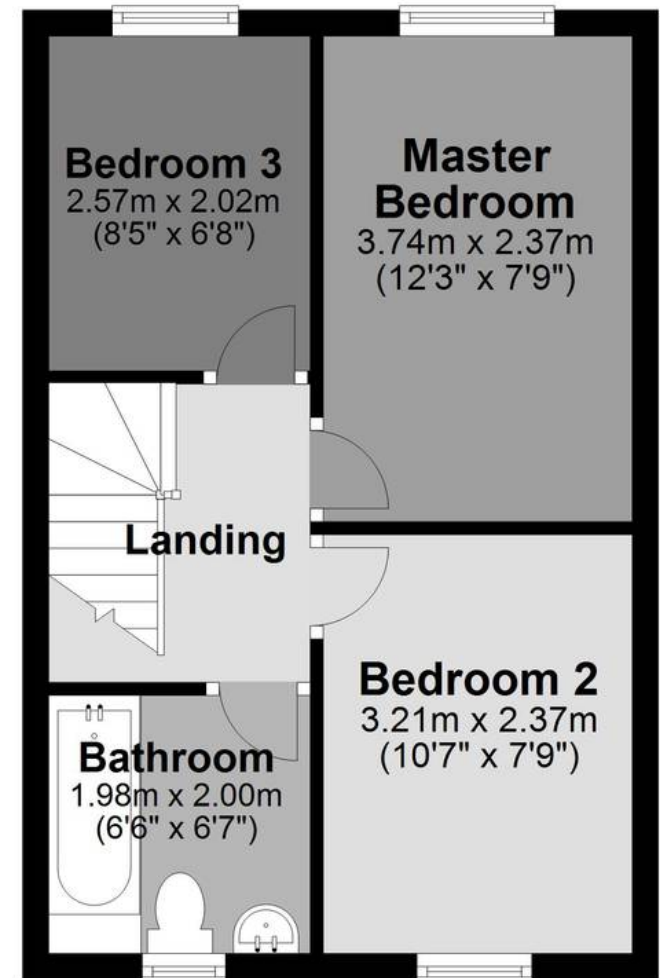
Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 sq. feet)



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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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