



18, Bow Creek



# 18, Bow Creek

Tuckenhay, Totnes, TQ9 7HP

Totnes 4.2 miles, Dartmouth 9.4 miles, Exeter 32.8 miles

A fantastic 4 bedroom detached family home in a quiet cul-de-sac in Tuckenhay near the Harbourne River, a tributary of the River Dart

- A well appointed detached family home
- Recently updated with bespoke kitchen/breakfast room
- Large sitting room with feature fireplace and wood burning stove
- 4 Bedrooms, en-suite bathroom, shower room
- Off-road parking for at least 3 vehicles
- Single garage
- Large rear patio with terraced areas of garden
- Freehold Sale
- Council Tax Band E

Guide Price £650,000

## SITUATION

18 Bow Creek is situated within the charming and popular village of Tuckenhay and is situated close to the River Harbourne and Bow Creek. The creek is tidal but navigable by small boats for about 3 hours either side of the high tide. The creek is a tributary of the River Dart estuary, Dartmouth being some 6 miles distant and Totnes with all its facilities about 4 miles. Tuckenhay is conveniently located for Totnes town, the commercial centre for the South Hams.

## DESCRIPTION

The very well presented house sits at the head of a peaceful cul-de-sac on the edge of the village of Tuckenhay. The house is thought to have been built in the late 1970s/early 1980s and benefits from a large block brick paved private driveway with an area of garden to the front and a large garden at the rear.

The vendors have refurbished and improved the house over their eight years of ownership, with completely remodelling the kitchen area to make a fantastic bright and spacious room.

## ACCOMMODATION

From the private driveway, which provides parking for at least three vehicles, there is a flight of steps up to the front entrance porch, with space for boots and hanging coats, with a door into the remodelled kitchen/breakfast room. This room has a Karndean luxury vinyl tiled floor with a bespoke range of kitchen units designed and built by Doug Farleigh, with quartz worktops and an oak breakfast bar.

The kitchen is a very bright and spacious room with a large window overlooking the private rear patio with a rear access door. The kitchen has soft close pan drawers and Neff integrated appliances, including a full size dishwasher and undercounter integrated Neff freezer, Neff induction hob with Franke extractor above, vented to outside. There is a Neff integrated fan assisted oven as well as a Neff microwave oven, with useful vacuum storage cupboard to the side and a full sized integrated Neff refrigerator.



There is a further range of built-in kitchen units designed to look like a dresser and a useful shoe storage unit with oak top, creating a useful window seat overlooking the front. Leading off the kitchen, near the rear door, is a ground floor WC with a fitted integrated AEG washing machine/tumble drier.

From the kitchen a pair of oak and glazed doors lead through to the impressive sitting room with exposed ceiling timbers, double glazed bay window and further window to the front and a pair of patio doors to outside. This room has a large inglenook style fireplace with a slate hearth and a fully lined wood burning stove.

From the kitchen a glazed and oak door leads to the staircase, which rises to the landing, where there are four bedrooms. The main bedroom (double) enjoys a view over the front drive and across to the hills on the other side of the valley, but also a side window over the adjoining footpath/lane. This bedroom has a single built-in wardrobe and door to an en-suite bathroom with a Mira Sport shower attachment over. The bathroom has a large double door walk-in wardrobe and adjoining door to an airing cupboard.

Bedrooms 2 and 3 (both double rooms) enjoy views to the front and to the hills opposite. Bedroom 4 is currently used as a study with a large window overlooking the garden at the rear. Opposite is the shower room with a Mira Sport electric shower unit. There is a very useful storage cupboard in between bedroom 4 and the shower room.

Off the landing is the loft hatch with a retractable flight of steps, which provides access to the boarded and insulated roof space, with a number of Velux windows with storage in the eaves. Whilst Building Regulations don't exist for this to be used as accommodation, the vendors use this as a second office.

#### OUTSIDE

The property enjoys a lawned area to the side of the entrance drive to the front of the property, with a laid beech hedge as its boundary. There is a single garage with an up and over door for storage and to the side a path leading to the rear patio, passing the outside garden tap. The brick block paved drive and pathway leads past the other side of the house, past a useful range of log stores and the oil tank.

There is a step up onto the large stone paved patio which faces southeast and has an attractive slate faced retaining wall with a timber bench and a timber retaining wall above.

There are a number of sleeper steps leading up to the upper gravelled level area of the garden, where there is a fishpond and a low stone wall with flowerbeds above. The garden continues up a further range of steps to the lawned areas and at the highest end there is a timber garden summerhouse, which needs replacement, but from here there are stunning views back over the property and to the hills beyond.

#### SERVICES

Mains water, drainage and electricity are connected. Heating is via an external oil-fired Worcester boiler. According to Ofcom there is limited mobile reception, however, Wifi enabled calling is an option, with standard Broadband available at this property.

#### DIRECTIONS

From Totnes, continue into Tuckenhay, passing the Maltsters Arms on your left and continue out of the village. Bow Creek is signed on the left hand side over a stone bridge. Continue into Bow Creek, where number 18 is found in front of you.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 63                      | 77        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)

01803 865454

Approximate Area = 1451 sq ft / 134.8 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 1592 sq ft / 147.8 sq m  
For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1119046