



Whispers, Churchlands, Bow, EX17 6JF

Guide Price £350,000

Whispers Churchlands

Bow, Crediton, EX17 6JF

- Detached village bungalow
- Generous room sizes
- 3 bedrooms
- Separate living and dining room
- Conservatory to rear
- Double garage with workshop and parking
- Corner plot
- No chain

Bow is one of Mid Devons' larger villages, and has an incredible community with a large number of clubs and societies on offer. There's a great Co-op shop plus the garden centre with a fabulous café and post office, and a modern medical centre and primary school to cater for a range of buyers. Situated between Crediton and Okehampton, the road network is good and with regular buses running to both towns, plus Exeter and Dartmoor and both easily accessible.

Towards the eastern edge of the village is the area of Churchlands, a cul-de-sac development of houses and bungalows. Its location is off the main road and this property, being a corner plot, benefits from only one adjoining neighbour (and the telephone exchange directly behind).





The bungalow offers great space inside and out with the advantage of ample parking at the front which leads to the attached double garage and workshop – a really good addition for a village bungalow. The entire plot is on the level, from stepping out of the car on the drive, around to the gardens and throughout the property internally too.

Inside, there's a large living room, separate dining room and a kitchen/breakfast room. It maybe possible to open the kitchen and dining room into one if preferred by a new owner. There's also a conservatory to the rear, overlooking the rear garden which gives an extra reception space. The 3 bedrooms are all good sizes with the master having a Jack and Jill door to the family bathroom (acting as an ensuite too). It's been well kept and can be done over time to suit new tastes. There's oil fired central heating and uPVC double glazing plus LPG for the hob and living room gas fireplace.

Outside, the front has established lawns with some shrubs and trees with the driveway leading in from the road. There's access to the side through a gate leading to the rear garden which is bordered with natural hedging and fencing giving a level and accessible garden, again with lawn and shrubs. There's certainly enough garden to enjoy but not too much for it to be a burden.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

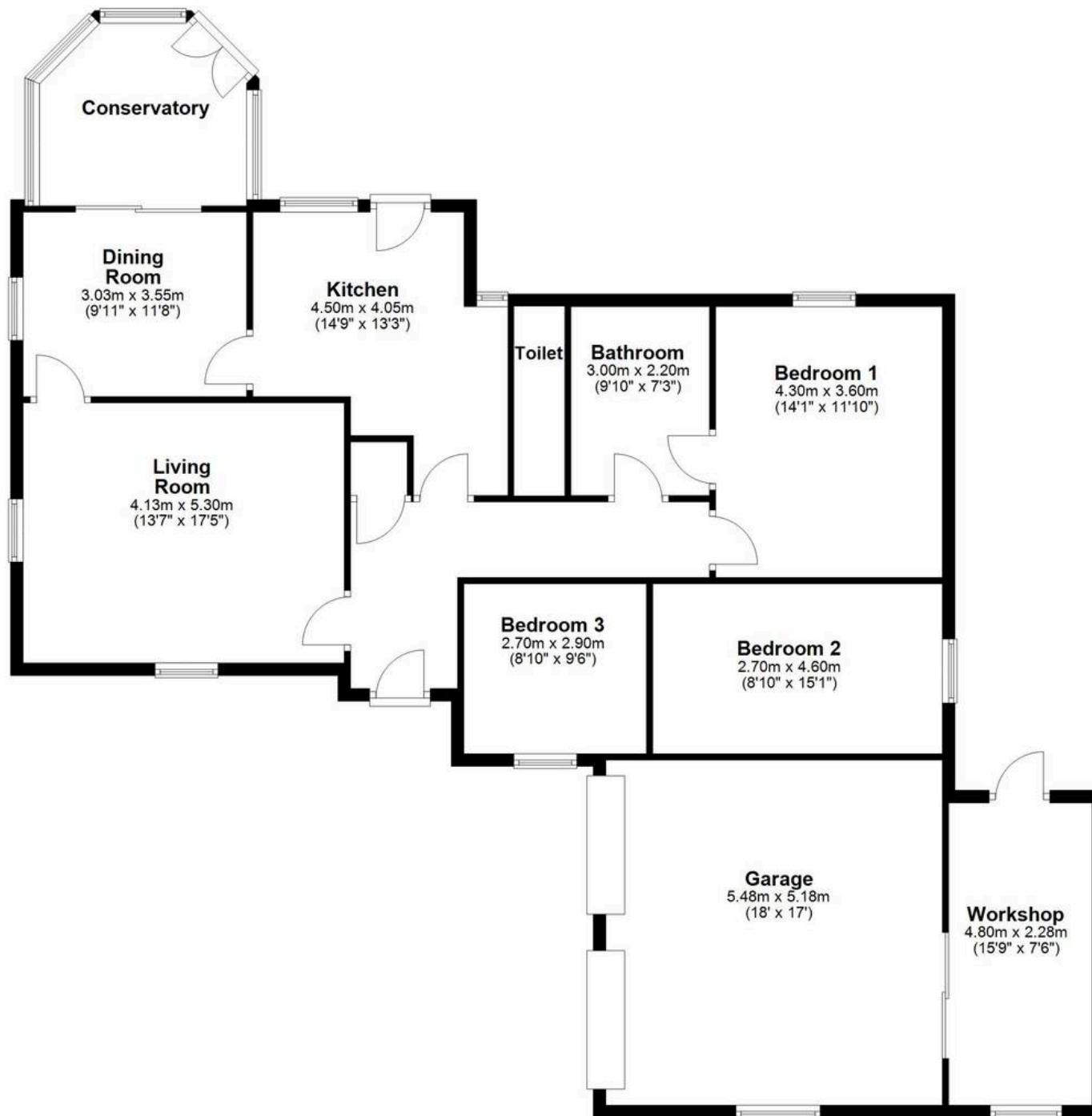
BOW, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millennium woodhenge lies to the west of the Parish. The 12th century parish 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 : For sat-nav use EX17 6JF and the What3Words address is ///example.motivates.headsets but if you want the traditional directions, please read on.

When entering Bow from Crediton/Copplestone on the A3072 take the first left turn by the Medical Centre and then first right onto Junction Road. Churchlands will be found on the left with the property immediately on the right.



Ground Floor





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.