



16 Hobbs Way, Bow

Guide Price **£195,000**

16 Hobbs Way

Bow, Crediton

- End terrace two bedroom home in popular village location
- Bow setting with strong community and good local amenities
- Comfortable living space with updated kitchen
- Two bedrooms and first floor bathroom
- Well presented and ready to move straight into
- Electric heating and double glazing
- Enclosed rear garden for easy outdoor space
- Off road parking for two vehicles
- Ideal first home, downsize or investment – no chain
- Convenient access to Crediton, Exeter and Okehampton

Set within the popular village of Bow, at the top of a residential cul-de-sac with views over the rooftops to Dartmoor on the horizon, 16 Hobbs Way is a well presented end terrace home offering comfortable, ready to move into accommodation. Bow is one of Mid Devon's larger and more active villages, with a real sense of community and a good range of amenities including a village shop, pub, primary school, medical centre, sports field and a regular bus service. It also offers easy access to Crediton, Okehampton and Exeter, making it a practical location for both work and everyday life.

The house itself has been improved by the current owner and now feels clean, tidy and easy to live in. The ground floor offers a comfortable living space along with a modernised kitchen, creating a layout that works well for day to day living.





Upstairs, there are two good bedrooms and a bathroom, making it a sensible and manageable home that would suit a range of buyers. Outside, there is an enclosed rear garden providing a private outdoor space without too much upkeep, along with off-road parking for two vehicles to the front.

Overall, this is a straightforward and appealing home in a well connected village, offering a move-in ready option with all the essentials in place.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric

Construction: Standard

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.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

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

For Sat-Nav use EX17 6JZ or the what3words is [///corals.pastime.fruitcake](https://www.what3words.com/corals.pastime.fruitcake)

Entering Bow on the A3072 from Credtion, take the left turn in the middle of the village as signed to Spreyton and go over the brow of the hill. Take the next right into Godfreys Gardens and proceed until turning right into Hobbs Way. Go all the way to the top and the house will be found on the right ahead of you.





Floor 0



Floor 1

Approximate total area⁽¹⁾
53.8 m²
Reduced headroom
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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