

6 Hobbs Way, Bow, EX17 6JZ

Guide Price **£282,500**

6 Hobbs Way

Bow, Crediton

- Extended detached four bedroom family home
- Elevated edge-of-village position in sought-after Bow with Dartmoor views
- Spacious living room for relaxed family living
- Kitchen and dining area enjoying open outlook
- Large conservatory creating bright, sociable year-round space
- Extended accommodation offering excellent value for size
- uPVC double glazing and oil-fired central heating
- Enclosed, level rear garden designed for easy maintenance
- Garage providing additional storage or secure parking

Set towards the edge of the popular Mid Devon village of Bow, 6 Hobbs Way enjoys an elevated position with open views southwards across the village rooftops towards Dartmoor. The setting feels light and open, yet the village centre is within walking distance, offering a primary school, village shop, doctors' surgery, pub and regular bus links.









The property has been extended over time and now provides spacious four bedroom accommodation arranged over two floors. The ground floor offers a comfortable living room, while the kitchen and dining area enjoy the best of the views and flow into a large conservatory, creating a bright and sociable space that works well for family life all year around. A separate utility room, accessed from the garden, helps keep practical tasks out of the main living areas. Upstairs, there are four bedrooms along with a family bathroom and separate WC. The property benefits from uPVC double glazing and oil-fired central heating.

Outside, the rear garden is enclosed and mainly level, offering usable space without excessive maintenance. To the front and side, there is parking for one vehicle with a carport leading to the garage.

Overall, this is a detached and extended family home offering more space than many at a similar price point, combined with an elevated outlook and a practical village setting. It represents excellent value for a four bedroom detached property in a well regarded village location.

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 used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

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

Listed: No

Conservation Area: No

Tenure: Freehold







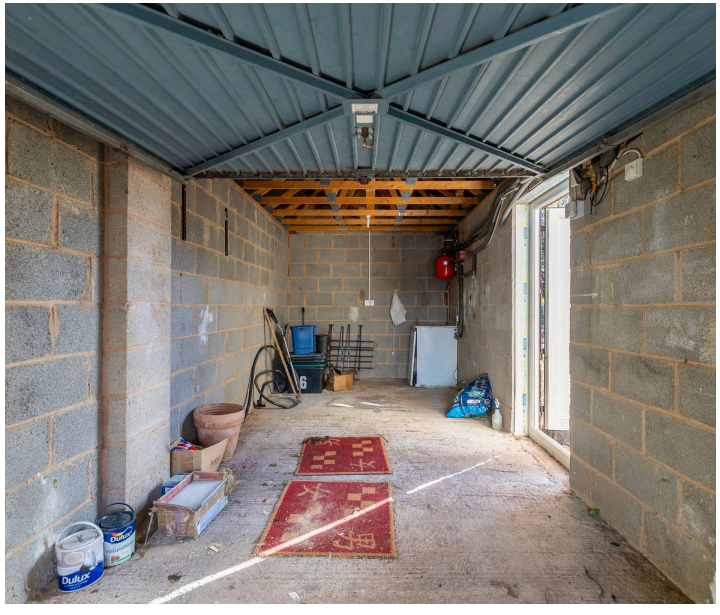
BOW, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century parish 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 an active village hall with lots of community events including a monthly local craft fair, modern doctor's surgery with its wellbeing garden, a local football team, a co-op, a garden centre with café, large playing area and pump track so great for families.

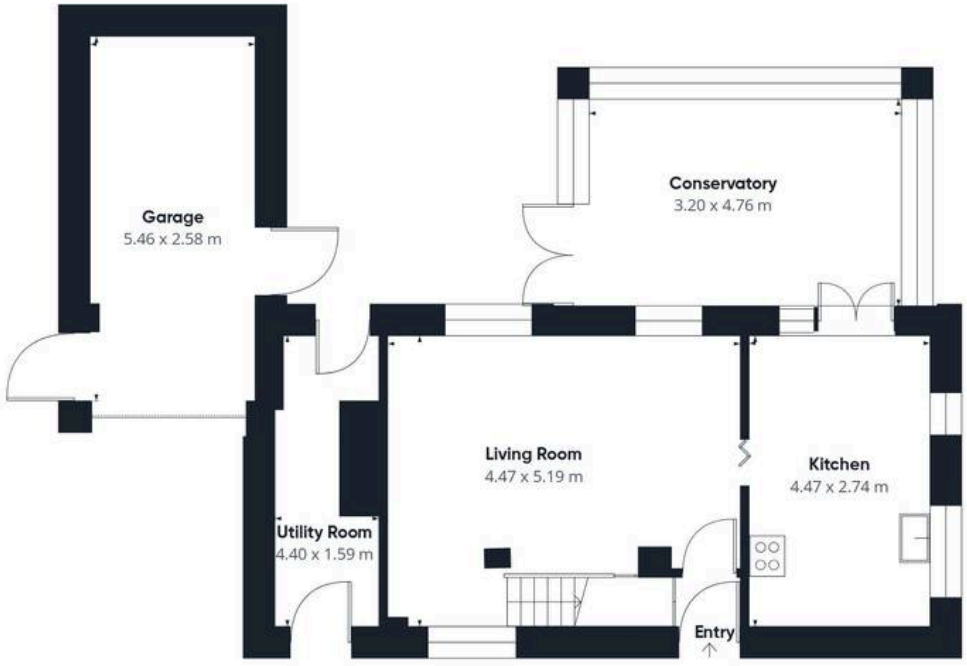
DIRECTIONS: For sat-nav use EX17 6JZ and the What3Words address is ///calm.sharpness.riders but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West towards Copplestone on the A377. When reaching Copplestone, go through the traffic lights and bear left up the hill onto the A3072 towards Bow. Upon entering Bow, turn left into Station Road (in the middle of the village) and then take the first right into Godfreys Gardens. Go almost to the end and turn right into Hobbs Way and the house will be found on your right.

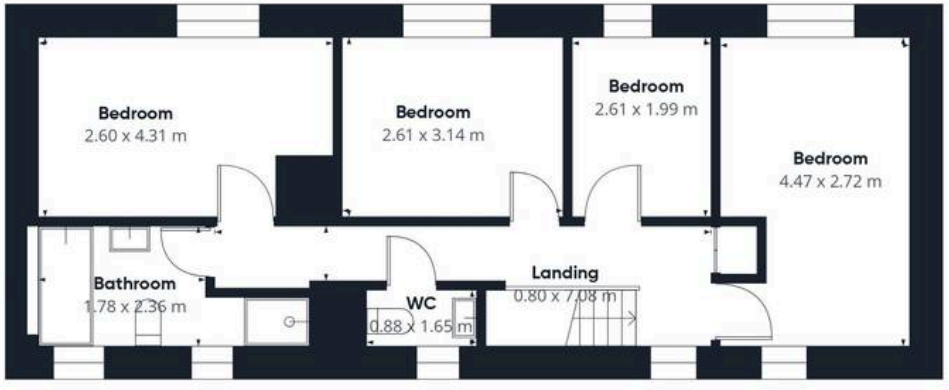








Floor 0



Floor 1



HELMORES
SINCE 1879

Approximate total area(1)

122.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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.