



9 Goss Meadow, Bow

Guide Price **£340,000**

9 Goss Meadow

Bow, Crediton

- Fantastic three bedroom chalet bungalow in popular village cul-de-sac
- Flexible layout with bedrooms on both ground and first floors
- Modern fitted kitchen and contemporary bathroom
- Bright living room with woodburning stove, opening onto the garden
- Energy efficient upgrades including air source heat pump and solar panels
- Beautiful south west facing garden with roses, vegetable beds and plenty of usable space
- Garage plus ample parking for multiple vehicles
- Far reaching views towards Dartmoor from the rear

Set within the heart of the popular Mid Devon village of Bow, 9 Goss Meadow enjoys a wonderful position combining village community living with far reaching countryside views towards Dartmoor. Bow is a thriving and well-regarded village offering a range of everyday amenities including a village shop, garden centre with café, primary school and good transport links to both Crediton and Okehampton, making it an increasingly sought after location for families, professionals and those looking to enjoy a more relaxed pace of life without feeling isolated. Goss Meadow itself is a modern and peaceful cul-de-sac made up of similar attractive homes, tucked away from main roads yet within close to the village facilities.





The position is ideal, with the property enjoying a south west facing rear aspect and open views over the rooftops towards the surrounding countryside. The property is a beautifully presented three bedroom chalet bungalow that has been thoughtfully updated and maintained to a high standard both inside and out. The accommodation is flexible and well suited to a range of needs, with bedrooms arranged across both ground and first floors, making it ideal for couples or families, looking for the option of ground floor living with additional space above. In addition, the property benefits from a number of energy efficient improvements including an air source heat pump and solar panels, helping to reduce running costs while providing modern, environmentally conscious heating.

The heart of the home is the bright and welcoming living room, complete with a wood burning stove and wide doors opening directly onto the rear terrace, allowing natural light to flood in and creating a seamless connection between inside and out. This opens through to the dining room which in turn gives access to the metal framed garden room on the rear. The modern fitted kitchen is on the front, a separate space yet complete with everything you need. Plus there's a bedroom and bathroom to complete the ground floor, making it flexible for those who don't want to use the stairs too often. The kitchen and bathrooms are clean, tidy and have been well looked after.

Outside, the south west facing rear garden is a real highlight. It offers plenty of usable space and has been beautifully tended, with well stocked borders, an abundance of roses and established vegetable beds, making it both attractive and productive. It is a wonderful space to relax, entertain and enjoy the sunshine throughout the day while taking in the lovely open outlook.

A timber deck provides an alfresco eating area and the orangery and timber shed add to the appeal. To the front is a lawned front garden and to the side is ample parking for numerous vehicles, with a double width driveway (with ownership extending to halfway across), along with a garage providing further storage or parking.

Overall, 9 Goss Meadow is a superbly presented and flexible home in a highly desirable village setting, offering modern upgrades, beautiful gardens, stunning views and excellent practicality, making it a fantastic opportunity for a wide range of buyers.

Agent's Notes:

The property is close to the village primary school.

Boundaries, Access & Parking:

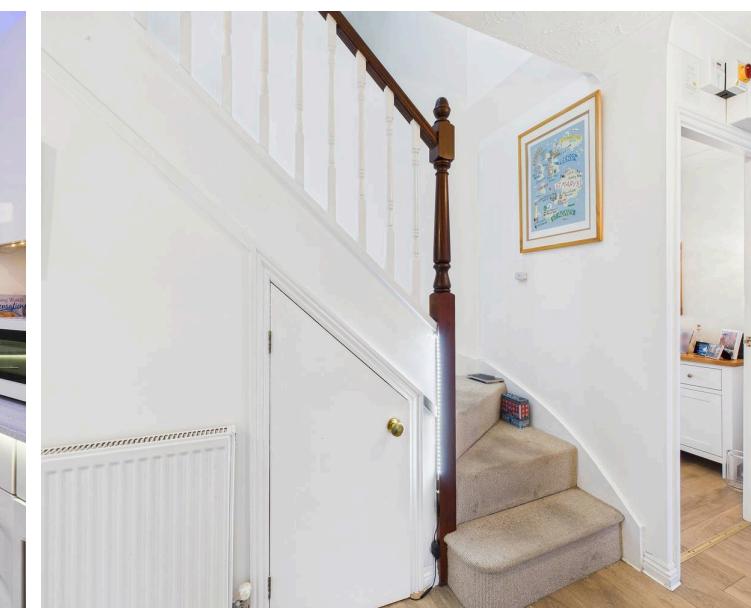
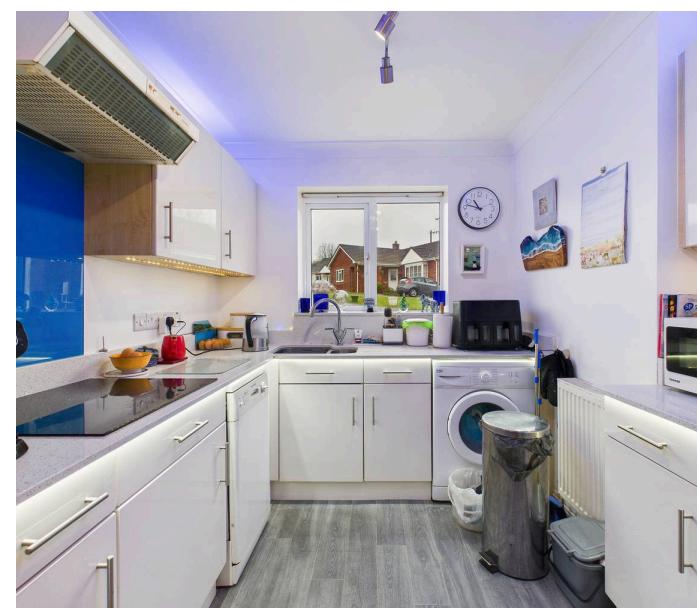
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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.





Approximate total area⁽¹⁾

108.6 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



Floor 1



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: 2000's

Construction Notes: Standard

Utilities: Mains electric, water, telephone, broadband and solar panels.

Drainage: Mains

Heating: Airsource heat pump and wood burner

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6JH and the What3Words address is ///often.warblers.grafted but if you want the traditional directions, please read on.

Entering Bow from Crediton on the A3072, proceed into the village, turning left into Station Road as signed to Spreyton. Go over the brow of the hill and then left into Goss Meadow. Proceed to the end and No. 9 will be found down the drive on the right.





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.