



11 Bow Creek



Totnes 4.2 miles, Dartmouth 9.4 miles,
Exeter 32.8 miles

**A riverside home with parking,
garage and a large garden,
tucked away in a peaceful
village setting near Totnes**

- Semi-detached home in quiet village
- Lovely river and countryside views
- Bright living room with fireplace
- Three bedrooms and family bathroom
- Large rear garden with great potential
- Private driveway for parking
- Garage with light and power
- Nearby schools, pubs and shops
- Freehold
- Council tax band D

Offers Over £325,000

SITUATION

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

Positioned in a tranquil waterside village, 11 Bow Creek is a well-proportioned semi-detached home offering the rare combination of countryside peace and practical space. While the property would benefit from some modernisation, it presents an exciting opportunity for buyers looking to create a bespoke home in a sought-after location. The standout features include the large rear garden, off-road parking for two vehicles, a garage with power and light, and delightful views over the creek and surrounding countryside.

ACCOMMODATION

The front door opens into a spacious and bright sitting room stretching the full depth of the house, with windows at either end and a central fireplace creating a natural focal point. To the rear is a fitted kitchen with garden access and a pleasant outlook.

Stairs rise to the first floor, where there are three bedrooms - two generous doubles and a third that would make an ideal single bedroom, study or nursery. A family bathroom and useful storage cupboard complete the upstairs layout.

OUTSIDE

To the front, a private driveway provides off-street parking for two vehicles and leads to a single garage (18'1 x 7'11) with power and lighting - ideal for storage, workshop use or future conversion (subject to permissions).

The rear garden is particularly impressive, offering a generous and versatile outdoor space with potential for landscaping, growing, and family enjoyment. With views of the river and an open aspect, this is a wonderful spot for relaxing and entertaining.

SERVICES

Mains electricity, water and drainage. Electric heating. 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, take the A381 towards Kingsbridge and turn left at the fork signed for Ashprington. Continue through Ashprington village and down into Tuckenhay. Pass The Maltsters Arms and follow the road along Bow Creek. No.11 is located in the terrace on the right-hand side, just before the bend, with parking in front.

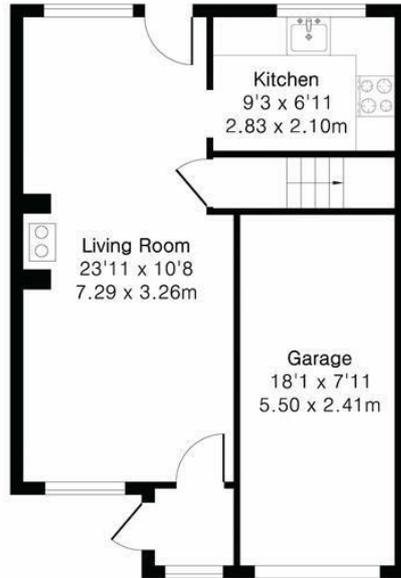


**Approximate Gross Internal Area 810 sq ft - 75 sq m
(Excluding Garage)**

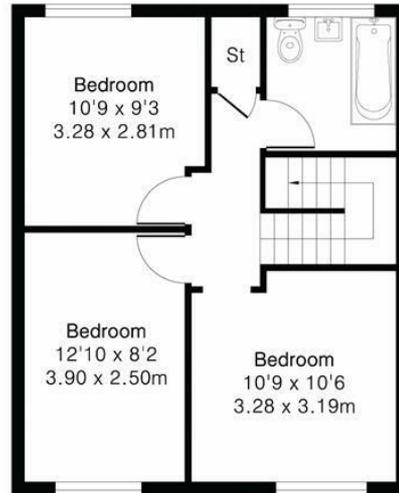
Ground Floor Area 356 sq ft – 33 sq m

First Floor Area 454 sq ft – 42 sq m

Garage Area 143 sq ft – 13 sq m



Ground Floor



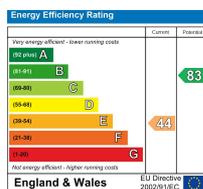
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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

01803 865454

totnes@stags.co.uk

stags.co.uk