



**1 Iter Park, Bow, EX17 6BY**

Guide Price **£320,000**

# 1 Iter Park

Bow, Crediton

- Detached village home
- 3 bedrooms
- Ensuite to master bedroom
- Open plan kitchen/dining room
- Separate utility room
- Lounge with woodburning stove
- Sun room
- Generous parking & garage
- Edge of popular village location
- Enclosed garden

Set on the edge of the small Iter Park development in the village of Bow, this characterful three-bedroom house offers a little more individuality than a typical modern home. Exposed beams, solid oak doors, hardwood flooring and country-style finishes give the property a warm, traditional feel, while the layout provides plenty of practical space for family life.

The open-plan kitchen and dining area is a real focal point, with solid-wood cabinetry, a large Belfast sink and a bay-windowed dining area. A Belling range cooker is included, while the adjoining utility room provides further storage, pantry space and room for white goods and a tall fridge-freezer. The lounge has exposed beams and a working woodburning stove, with doors leading into a conservatory finished with terracotta and views over the garden.





Upstairs are three double bedrooms, including a front-facing main bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a family bathroom with a bath and electric shower over. A useful landing storage cupboard and downstairs WC add to the practical layout.

Outside, the enclosed rear garden is mainly lawned with mature shrub borders, while a rear parking area provides off road parking space for three vehicles alongside the garage. The property benefits from UPVC double glazing, mains drainage and oil-fired central heating via a Grant boiler. The oil tank and its base have also been recently replaced with a new regulation-compliant installation.

Combining a modern, manageable layout with beams, oak finishes and a woodburning stove, this is a home that offers the practicality of a newer property without feeling like a standard new-build.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2581.90



Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Oil fired central heating & woodburning stove

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.

### **Boundaries, Access & Parking:**

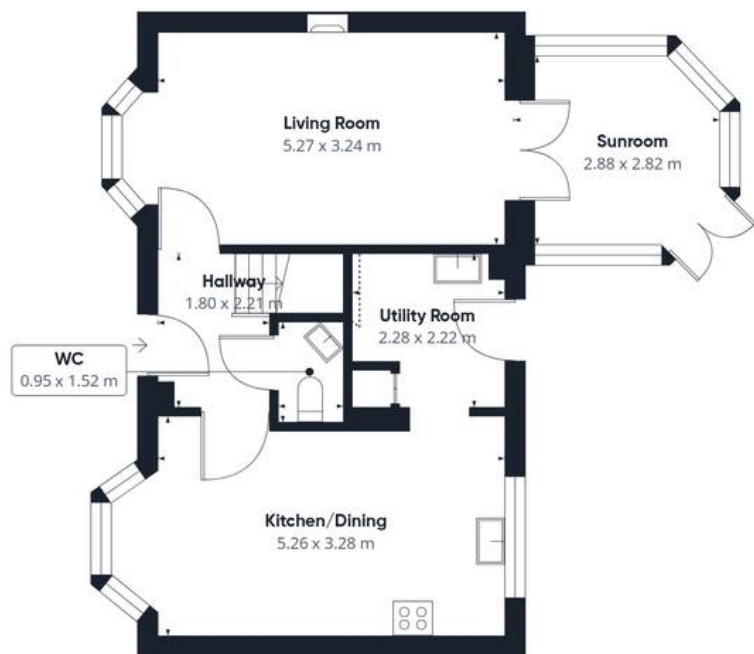
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

### **Virtual Staging:**

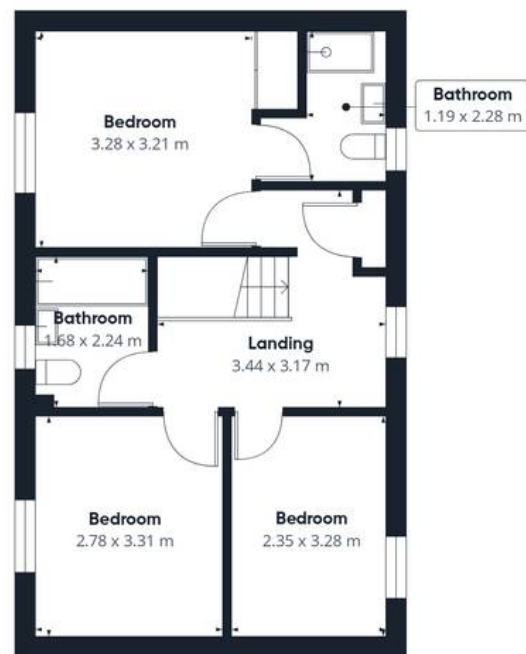
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition.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

**BOW** is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

115.4 m<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

(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.

GIRAFFE360



**DIRECTIONS:** From Crediton take the A377 in a Westerly direction. At Copplestone take a left turn onto the A3072 towards Bow. When reaching the village take a left turn onto Iter Park, number 1 is the 1st property on the left.

For Sat Nav: EX17 6BY

What3Words: ///gives.funded.flagging





## 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.