



2 Nymet Avenue, Bow, EX17 6LT

Guide Price **£270,000**

2 Nymet Avenue

Bow, Crediton

- Link detached village home
- 4 bedroom chalet bungalow
- In need of some updating
- Generous level gardens front and rear
- Cul-de-sac position next to green
- Solar panels and oil fired central heating
- Village with shop, café, school
- Off-road parking and garage

Set within a quiet village cul-de-sac in the heart of the popular Mid Devon village of Bow, 2 Nymet Avenue enjoys a lovely position alongside open green space and sits on a level plot with both front and rear gardens. Bow offers a strong sense of community along with 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 and those looking to enjoy village life with convenience close at hand.

The property itself is a spacious chalet style bungalow that provides flexible and generous accommodation, ideal for family living or for those looking for ground floor bedrooms with further space above. In total there are four bedrooms, with a layout that allows the house to adapt easily to different needs over time. The main living areas include a good sized living room along with a kitchen and the fourth bedroom is currently being used as a dining room.





There's also a conservatory to add to the living spaces. It has the benefit of uPVC double glazing throughout. There are also leased solar panels in place, providing a helpful contribution towards energy efficiency and running costs.

While the house would benefit from some updating and modernisation, it offers an excellent opportunity for buyers to put their own stamp on a substantial home. The size of the plot, flexible layout and position within the village mean there is plenty of scope to create a fantastic long term family property, with the asking price reflecting the work required.

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Outside, the gardens are level and provide a lovely space for both relaxation and family use, with the rear enjoying a good degree of privacy and a pleasant outlook. The property also benefits from a garage along with off road parking, adding further practicality.

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.

Leased Solar Panels:

The seller advises that solar panels are present and believed to be subject to a lease or finance agreement. Buyers should confirm details and implications with their conveyancer.

Buyers' Compliance Fee Notice

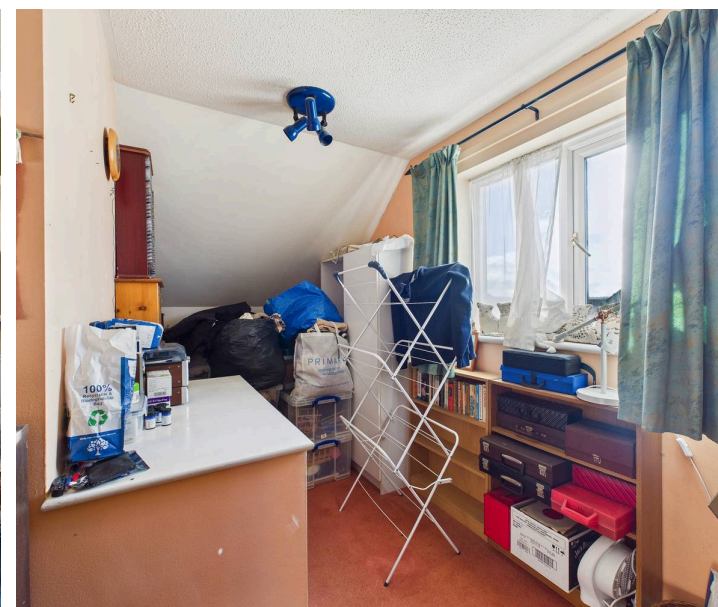
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1980's

Construction Notes: Standard





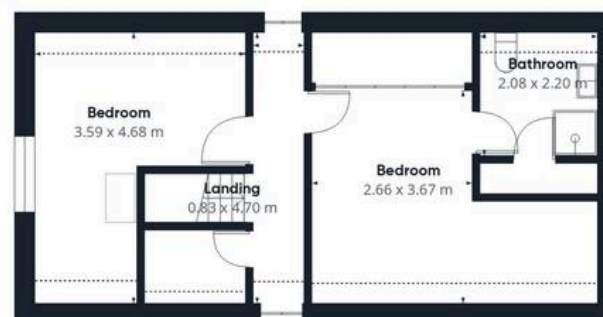
Floor 0

Approximate total area⁽¹⁾

133.5 m²

Reduced headroom

6.1 m²



Floor 1

(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





Utilities: Mains electric, water, telephone & broadband, solar panels (installed 2024 via transferable lease-ask for more details)

Drainage: Mains

Heating: Oil central heating

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 Millennium 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 6LT and the What3Words address is [///liver.duplicate.flopping](https://www.what3words.com/#!/liver.duplicate.flopping) but if you want the traditional directions, please read on.

Enter Bow on the A377 and turn into Station Road as signed to Spreyton. Pass the school on your left and proceed around the right hand bend, taking the next right turn into Sanders Road. Second left is Nymet Avenue and the property will be found on the right.



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.