

*** ONLINE VERSION *** | Station Road, Bow

£275,000



DRE0535

Detached

4 Bedrooms

A rare opportunity to purchase an individual detached home, on a lovely plot, close to the heart of this popular Mid Devon village.

*ENTRANCE HALLWAY*CLOAKROOM*STUDY*LOUNGE*KITCHEN DINER*4 BEDROOMS (MASTER EN-SUITE) AND FAMILY BATHROOM*OUTSIDE THERE ARE PRIVATE GARDENS THREE OFF ROAD CAR PARKING SPACES*DOUBLE GLAZING*CENTRAL HEATING*

DESCRIPTION AND LOCATION

Number 1, is one of a pair of individual detached properties, recently on a garden plot within the grounds of the village rectory in Bow, Mid Devon. The properties have been constructed by local builders, Diamond Developments and benefit from an excellent standard of finish and come with a 10 year NHBC guarantee.

Number 1 was built to an individual design and benefits from very spacious, well planned accommodation, which includes a ground floor study, a large kitchen diner, plus an en-suite shower room and walk-in wardrobe to its master bedroom. The property also benefits from sealed unit uPVC double glazed windows, oil fired central heating and enjoys direct garden access from the house via French doors in the lounge. Being in an elevated situation means that the property also has lovely views over the edge village to the countryside and hills beyond.

Outside there are modest lawned gardens, which are ample enough for sitting out and play, but small enough to be easily managed. Number 1 also benefits from three private parking spaces.

Bow is a parish and village situated on the river Yeo, approximately 8 miles from Crediton, where the main amenities of the locality are found. A unique feature of the village is the high, raised pavement that runs down one side of the main street. There are inns, a new primary school, plus a village hall and some shopping facilities within the village.

ACCOMMODATION, with approximate measurements only, comprises

HALLWAY Upvc door with glazed side panel. Deep full height storage cupboard. Understairs storage cupboard housing condensing combi-boiler (oil fired-). Radiator. Doors to:

STUDY 9'3 x 7'10 (2.82m x 2.39m) Window to front aspect with some far reaching views. Radiator, telephone point.

WC Low level wc, pedestal wash hand basin, radiator, extractor fan and opaque window.

KITCHEN 20'6 x 11'7 (6.25m x 3.53m) A super double aspect room beautifully fitted with a comprehensive range of oak fronted, shaker style units under a contrasting work surface. Built in 4 ring halogen hob with extractor over and double oven under. Integrated 'Zanussi' dishwasher. Space for washing machine and fridge freezer. Stainless steel one and a half bowl sink with attractive tiled splash back. Telephone point, radiator. Quality oak laminate floor throughout.

LOUNGE 15'11 x 13'6 (4.85m x 4.11m) A wonderfully bright SW facing room nearly fully glazed at one end. French door into garden and lovely, far reaching views over the village and beyond. Radiator.

Stairs to first floor and spacious landing over. Radiator, smoke alarm.

MASTER SUITE: Lobby area with door to useful walk-in wardrobe. Door to:

EN SUITE Fitted with a spacious glazed/tiled shower cubicle, low level WC, pedestal wash hand basin. Radiator/towel rail, extractor fan and feature full height opaque window. Leading into:

BEDROOM AREA 16' x 10' (4.88m x 3.05m) Another bright room with a similar SW aspect to lounge and enjoying far reaching country views. Two fully glazed doors with balconette railings plus window to side. TV and telephone points. Radiator.

BEDROOM 2 11'1 x 8'10 (3.38m x 2.69m) A dual aspect double room with views to both sides. TV point. Radiator.

BEDROOM 3 11'8 x 10'5 (3.56m x 3.18m) 'L' shaped. Outlook to side and rear. TV point, radiator.

BEDROOM 4 8'3 x 7'8 (2.51m x 2.34m) Double aspect with some views. Radiator.

BATHROOM Very well fitted with a white suite comprising a kidney shaped bath (wider at the shower end) incorporating a glazed shower screen and mains shower. Pedestal wash hand basin, low level WC, radiator/towel rail. Feature full height opaque window, extractor fan.

OUTSIDE

The house enjoys a modest lawned area to the rear, plus a lawned border around its perimeter. There are 3 car parking spaces immediately adjacent to the house.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.









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