



34 Godfreys Gardens, Bow, EX17 6HT

Guide Price £250,000

A stylish semi-detached family home in the village of Bow, just a short walk from the local primary school. Corner plot with elevated garden and generous patio. 3 Bedrooms. On street parking.

Winkworth

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Located in a popular residential area of Bow, a village approximately 7.5 miles from the market town of Cridton, this attractive home is ideally positioned for families, with Bow Primary School just a short walk away. The property has been thoughtfully renovated and extended by the current owner, creating a bright, spacious and versatile home which is well suited to modern family life.

The well-presented accommodation is arranged with 3 bedrooms and a stylish family bathroom, together with a comfortable sitting room featuring a front aspect window and log burner. Leading from the sitting room is a useful family room/study, providing a versatile additional space which could be used as a home office, playroom or snug. There is also a guest cloakroom and an impressive extended kitchen/dining room, which forms the heart of the home. The modern kitchen is complemented by a generous dining and family area, with double doors opening directly onto the patio, creating an excellent space for entertaining and al-fresco dining.

The property occupies a desirable corner plot, with gardens wrapping around the house and providing a good degree of outdoor space. There is a small lawned garden to the front, while the rear garden is elevated and features a further patio area, lawn and timber workshop, offering useful

storage and space for hobbies. The combination of the spacious accommodation, stylish extension and attractive gardens makes this a particularly appealing family home.

AGENTS NOTE: The property is subject to a section 157 of the Housing Act 1985. Any purchaser is required to have lived or worked in Devon for the 3 years immediately preceding the purchase. Written consent is required from the local council through your conveyancing solicitor.

DIRECTIONS: Using the What3Words App, search pricing.retrain.nerd

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



SUMMARY

- Well-presented and extended family home
- Corner plot with elevated garden with workshop
- A generous patio area ideal for al-fresco dining
- 3 bedrooms, family bathroom and guest cloakroom
- Contemporary kitchen / dining room
- Walking distance to Bow Primary School
- The property is subject to a section 157 - see Agents Note

PROPERTY INFORMATION:

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electricity and Water. Solar Panels (owned)

DRAINAGE: Mains Drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Good Coverage

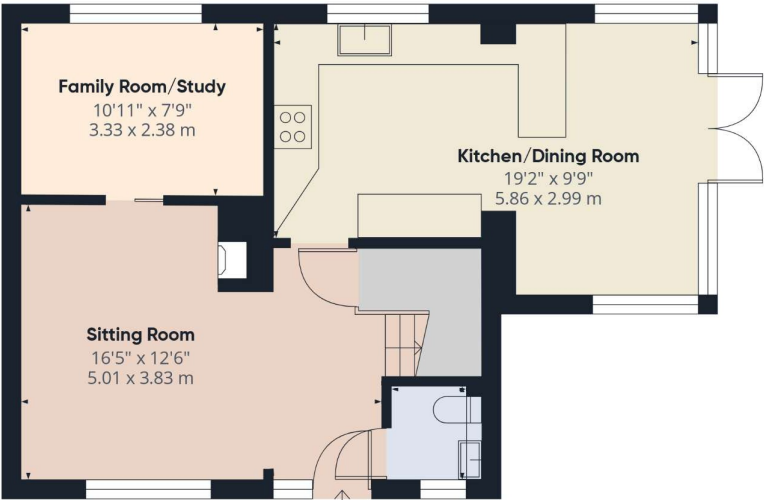
HEATING: Air Source Heat Pump

LISTED: No

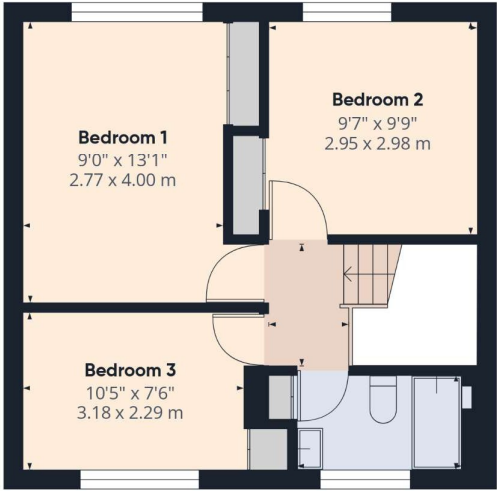
TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low



Ground Building 1



Floor 1 Building 1

Approximate total area^m
928 ft²
86.2 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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