



Glenrue, Bow, Crediton, EX17 6EN

Guide Price £350,000

Glenrue is an extremely well presented four bedroom detached house situated within the ever-popular hilltop village of Bow, with large enclosed gardens, garage and ample off street parking.

Winkworth

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Glenrue is situated in the attractive and popular village of Bow. The village offers a thriving community and many local amenities including a village pub, garden centre with cafe, a small convenience store and a primary school. It further benefits from good transport and bus links with the railway station in Coplestone around three miles away which offers links to Exeter and Barnstaple.

Internally the accommodation has been very well maintained and modernised to a high standard throughout and briefly comprises an entrance hall with downstairs cloakroom, a good sized living room with wood burning stove which also provides heat to multiple radiators throughout the ground floor of the property. There are double doors into the conservatory, a modern fitted kitchen with ample cupboard and drawer space as well as built in appliances and a separate utility room. On the first floor there are four good sized double bedrooms as well as a stylish and modern family bathroom.

Outside the property enjoys pretty enclosed gardens. The patio doors from the conservatory open out to a decked area with the rest of the garden laid mostly to lawn with some mature shrubs and paving area. There is a large garage with remote up and over door as well as parking for several vehicles.

SERVICES: Electric Heating, Mains Electric, Water and Drainage.

EPC: Ordered

COUNCIL TAX: Band D

LOCAL AUTHORITY: Mid Devon District Council.

DIRECTIONS

From Crediton High Street, head west towards Coplestone. Go through Coplestone, bearing left at the traffic lights and proceed up the hill towards Bow. As you enter Bow, the property can be found on the right just after the village pub and beside the red telephone box.

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

- Detached 1980's Family Home
- Four Good Sized Bedrooms
- Electric Heating
- Sociable Living Accommodation
- Two Reception Rooms
- Feature Fireplace With Wood burning Stove
- Large Enclosed Gardens
- Garage

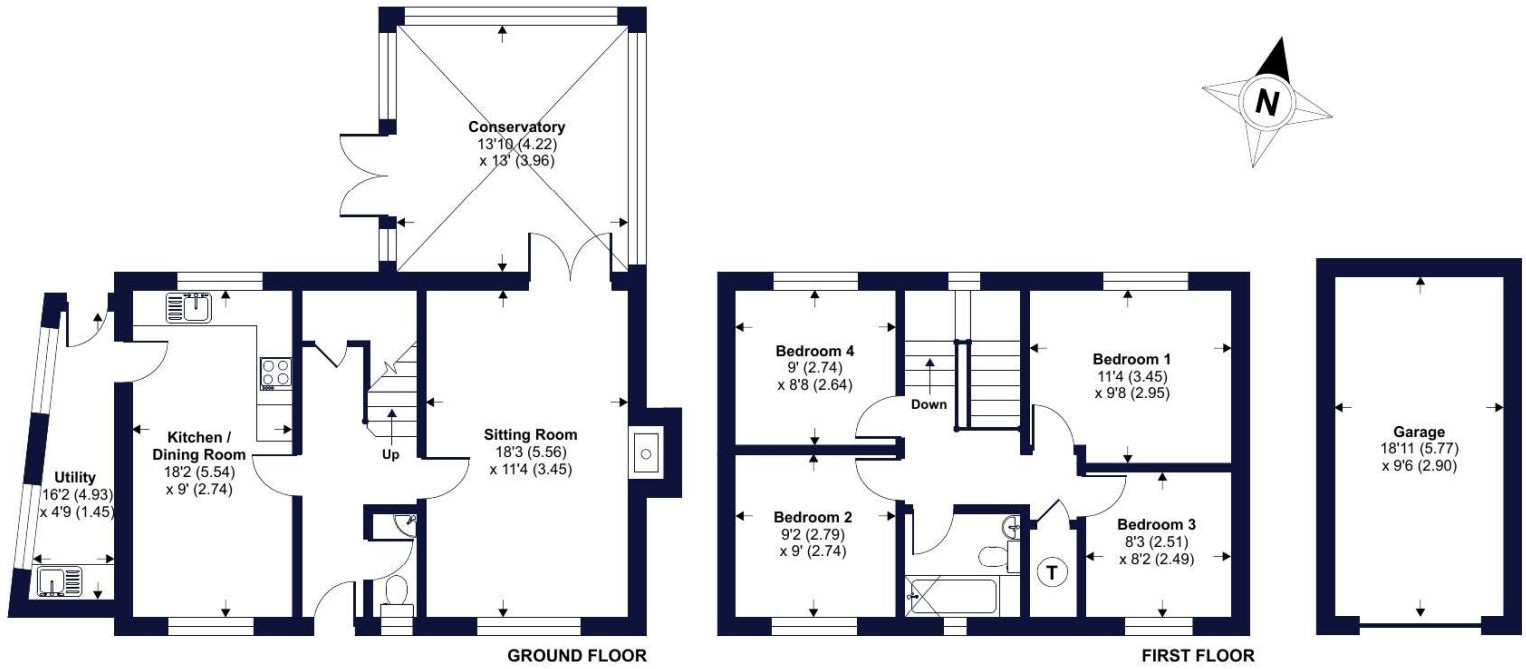
PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.

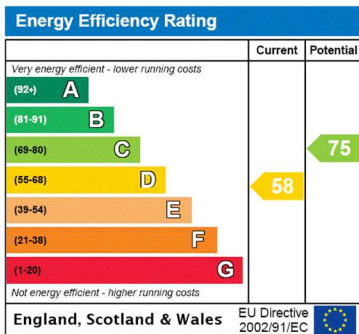
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Approximate Area = 1479 sq ft / 137.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 892962



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