

25 Godfreys Gardens, Bow, EX17 6HT

Guide Price £250,000

A surprisingly spacious three-bedroom semi-detached home with lovely gardens, ample parking, and garage – situated in the heart of this sought-after Mid Devon village.

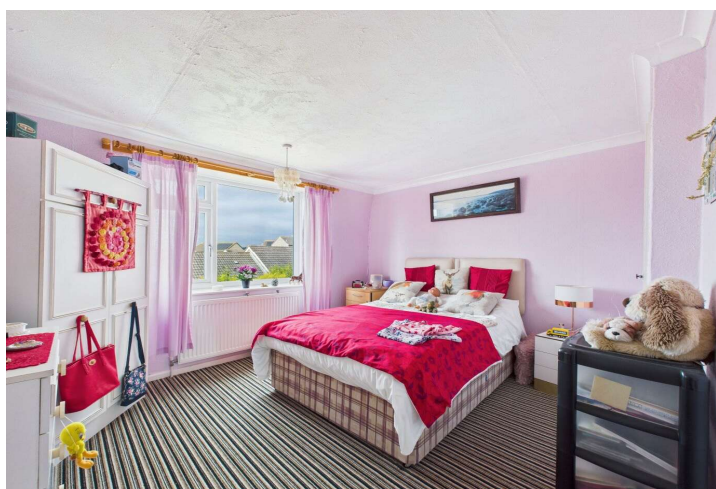
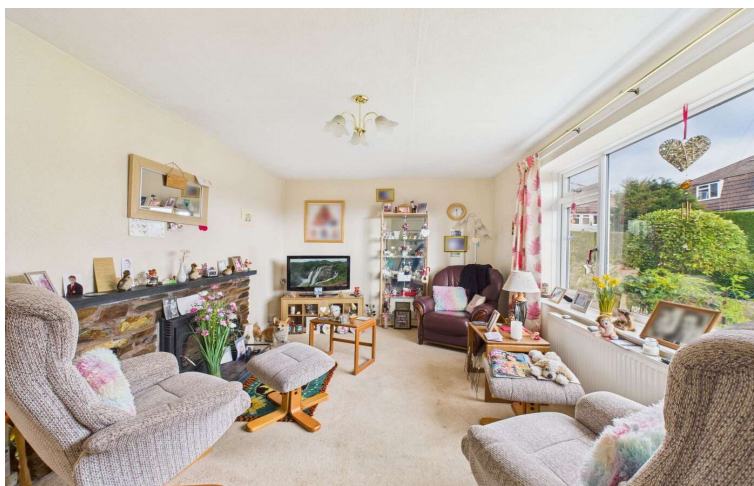
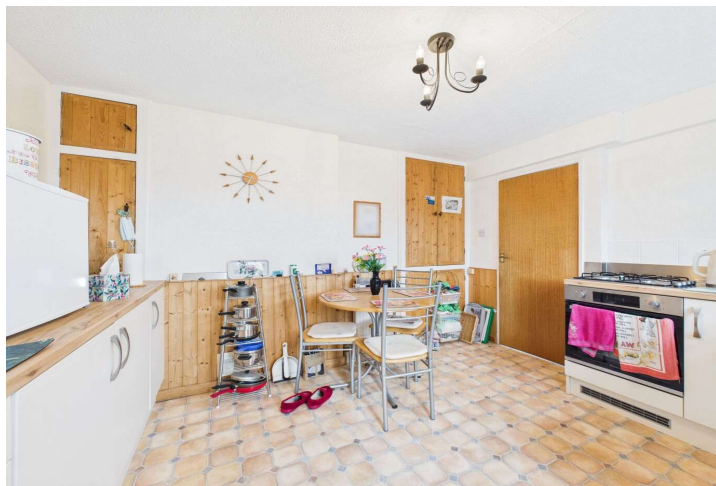
Winkworth

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Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Nestled within the popular and well-connected village of Bow, this delightful three-bedroom semi-detached house offers an excellent opportunity for those seeking a comfortable family home with generous living space and attractive gardens, all within easy reach of local amenities and the nearby town of Crediton.

Bow is a thriving village offering a range of local amenities including a shop, primary school, and popular public house. The larger market town of Crediton lies approximately 7 miles away and provides a wider range of facilities, schooling, and regular transport links to Exeter and beyond.

Directions:

The property enjoys a peaceful yet central position within the village and offers spacious accommodation throughout. The ground floor features a welcoming entrance hall leading to a bright and airy living room, which enjoys views over the front garden. A well-proportioned kitchen/dining room provides ample space for family meals and entertaining, with direct access to the rear garden.

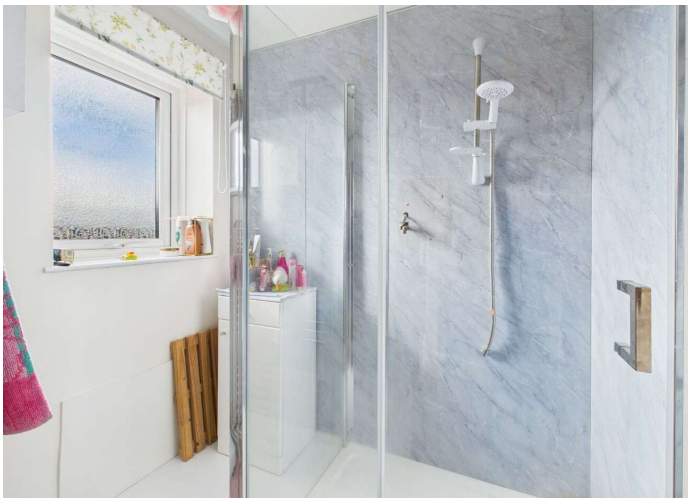
From Crediton, take the A377 towards Barnstaple. At Copplestone, turn left at the traffic lights signposted Bow. Follow this road into the centre of the village and take the left turn signposted Spreyton. After a few hundred yards, take the next right, followed by the next right again. Number 25 will be found on the left-hand side.

Upstairs, there are three bedrooms, all benefitting from pleasant outlooks – the rear rooms in particular enjoy far-reaching views over the surrounding countryside.

PLEASE NOTE:

Outside, the property boasts attractive front and rear gardens, both well-maintained and offering plenty of space for outdoor enjoyment. The rear garden provides a lovely private setting with lawn, patio area, and mature planting. To the front, there is ample off-street parking as well as a single garage.

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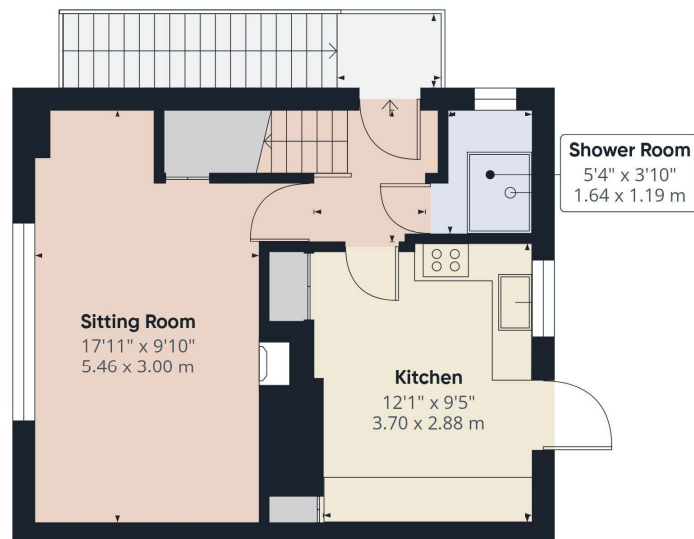


AT A GLANCE:

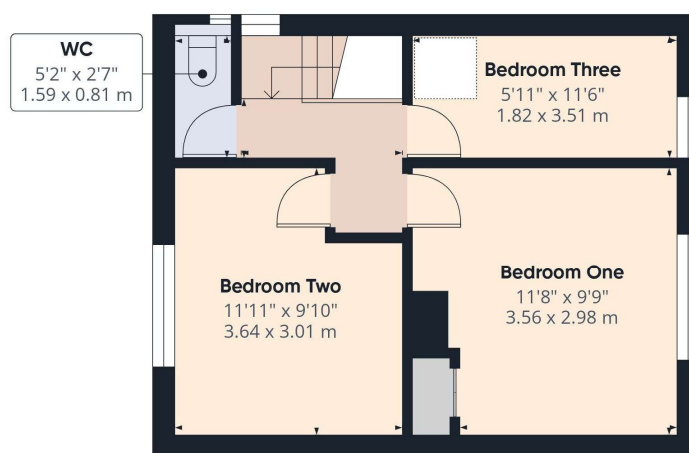
Spacious Semi Detached Home
Three Bedrooms
LPG Heating
Good Sized Front & Rear Gardens
Large Driveway With Ample Parking & Single Garage
Popular Village Location
No Onward Chain

PROPERTY INFORMATION:

COUNCIL TAX: Band B
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: Full Fibre Broadband Available
FTTP (Fibre to the Premises).
MOBILE SIGNAL: Coverage With Certain Providers
HEATING: LPG Gas Heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	42 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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