



## 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**

[Winkworth.co.uk](http://Winkworth.co.uk)

Crediton: 01363 773757  
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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.

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.

#### Directions:

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:

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 an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

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.

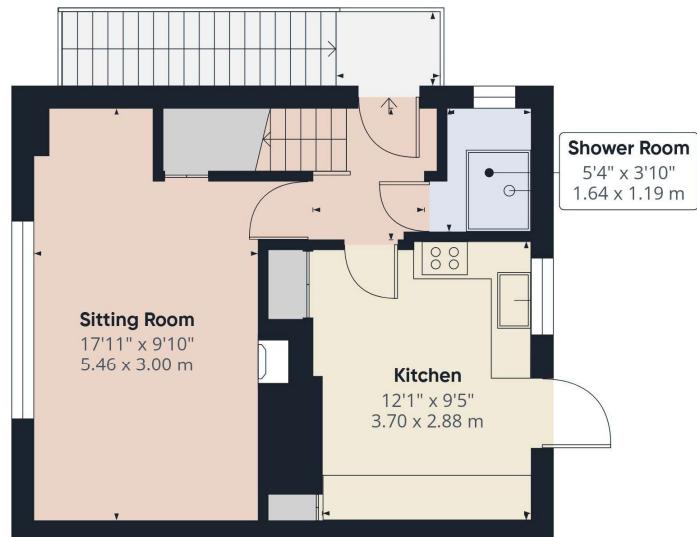


#### AT A GLANCE:

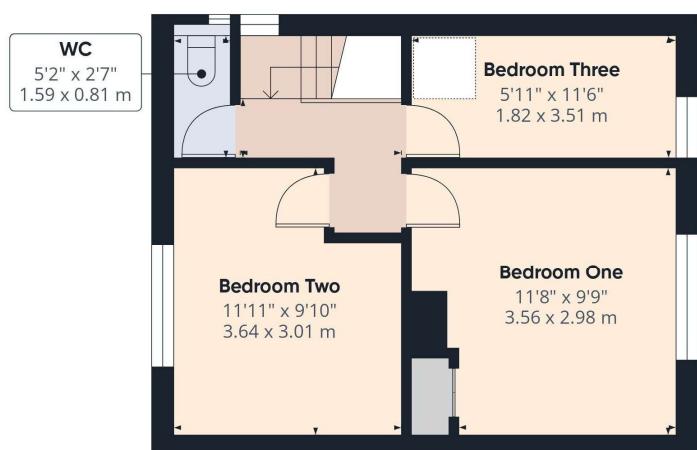
Spacious Semi Detached Home  
Three Bedrooms  
LPG Heating  
Good Sized Front & Rear Gardens  
Large Driveway With Ample Parking & Single Garage  
Popular Village Location  
No Onward Chain

#### PROPERTY INFORMATION:

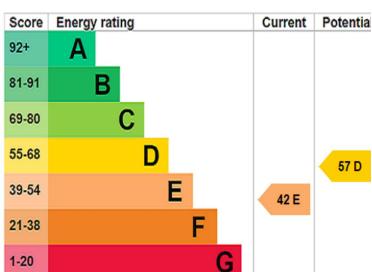
COUNCIL TAX: Band B  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electric & Water  
DRAINAGE: Mains Drainage  
BROADBAND: Full Fibre Broadband Available  
FTTP (Fibre to the Premises).  
MOBILE SIGNAL: Coverage With Certain Providers  
HEATING: LPG Gas Heating  
LISTED: No  
TENURE: Freehold  
CONSERVATION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



Ground



Floor 1



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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