



8 Churchlands, Bow, Crediton EX17 6JF

Guide Price **£235,000**

8 Churchlands

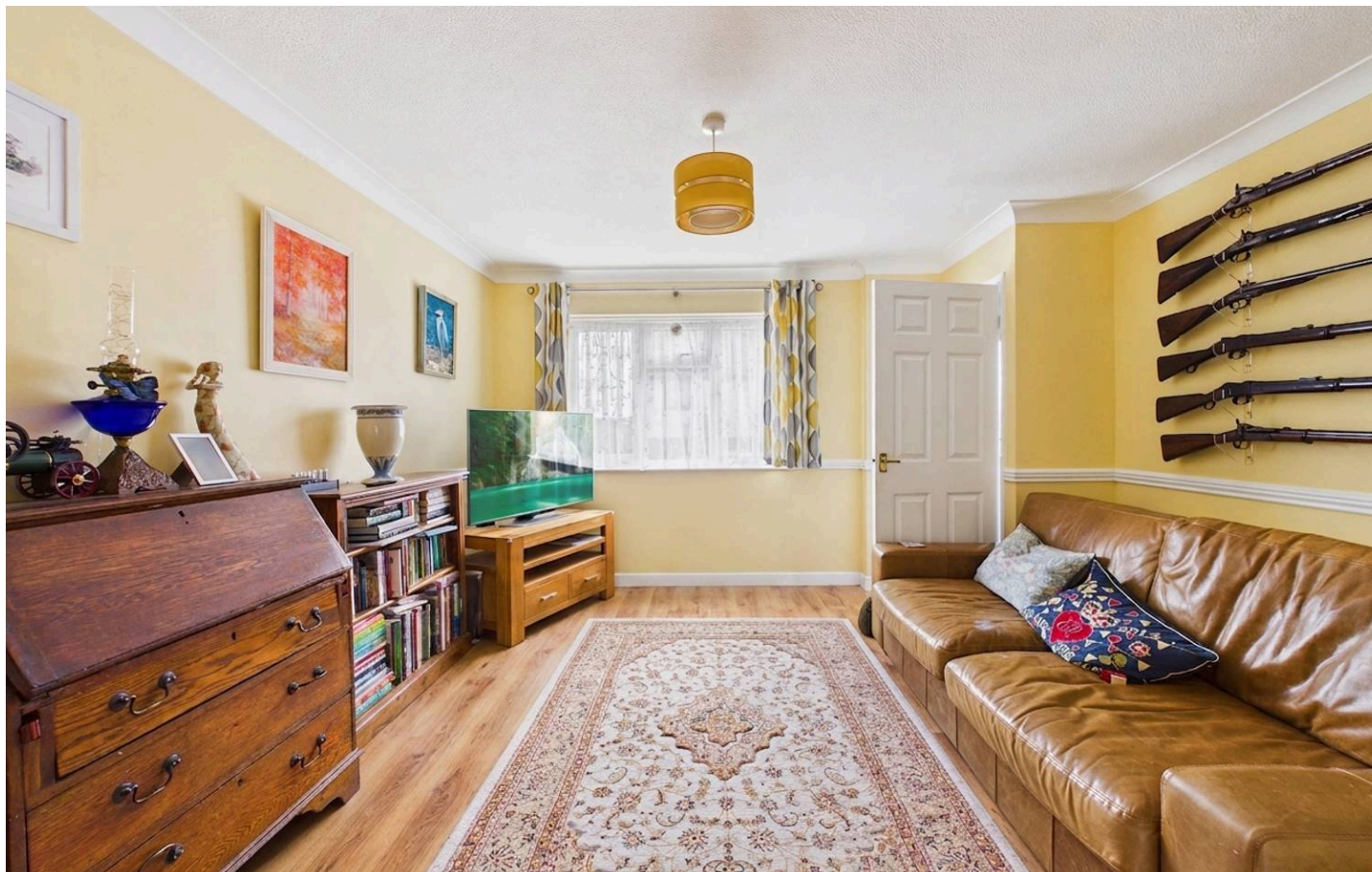
Bow, Crediton

- Semi detached home
- Edge of village location
- Open plan living area
- 3 Bedrooms
- Large conservatory
- Garage & parking
- Enclosed garden
- Close to shop & doctors
- Quiet & peaceful area

Tucked away in a quiet corner of this popular village-edge development in Bow, this well-presented three-bedroom home offers flexible living space, a fantastic conservatory and a secure enclosed garden. With the primary school, village shop, doctors and public transport all close by, it makes a practical choice for families looking for village life with easy access to Crediton, Okehampton and the A30.

The ground floor has a sociable open-plan layout, with the kitchen, dining and sitting areas flowing naturally together. The kitchen is fitted with wood-effect shaker units and includes an integrated under-counter fridge, integrated dishwasher, Bosch four-ring induction hob and Bosch eye-level double oven, along with a stainless steel one-and-a-half bowl sink.





The lounge flows in an open plan style from the kitchen and has a pleasant south-facing aspect and laminate wood-effect flooring, while double doors open into the real highlight of the house – a large dark wood-effect uPVC conservatory spanning almost the full width of the property. Bright and versatile, this could work equally well as a playroom, home office, craft space or second sitting room, with further double doors opening directly onto the garden.

Upstairs, there are three bedrooms: a front-facing double with lovely countryside views, a further rear double overlooking the garden and a single bedroom. The family bathroom has a white suite and electric shower over.

Outside, the enclosed rear garden has been designed with family life in mind, with a lawn, patio, circular seating area, established flower and shrub borders and mature planting. There is plenty of space for children or pets to enjoy safely, while two sheds provide useful storage. A door from the garden leads directly into the garage, which has lighting, an up-and-over door and plumbing for a washing machine.

The front of the property has a lawned garden with established borders and a driveway providing parking for one large or two small vehicles.

Heating is currently provided by a combination of electric storage heaters and individually controlled electric radiators, with uPVC double glazing throughout.

With its unusually generous conservatory, flexible open-plan living space, secure garden and useful garage, this is a home that offers plenty of practical space without feeling oversized. Its position on the edge of Bow also gives easy access to everyday village amenities while keeping Crediton and the A30 within straightforward reach.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2,293.10

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Electric storage heaters and modern electric radiators

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

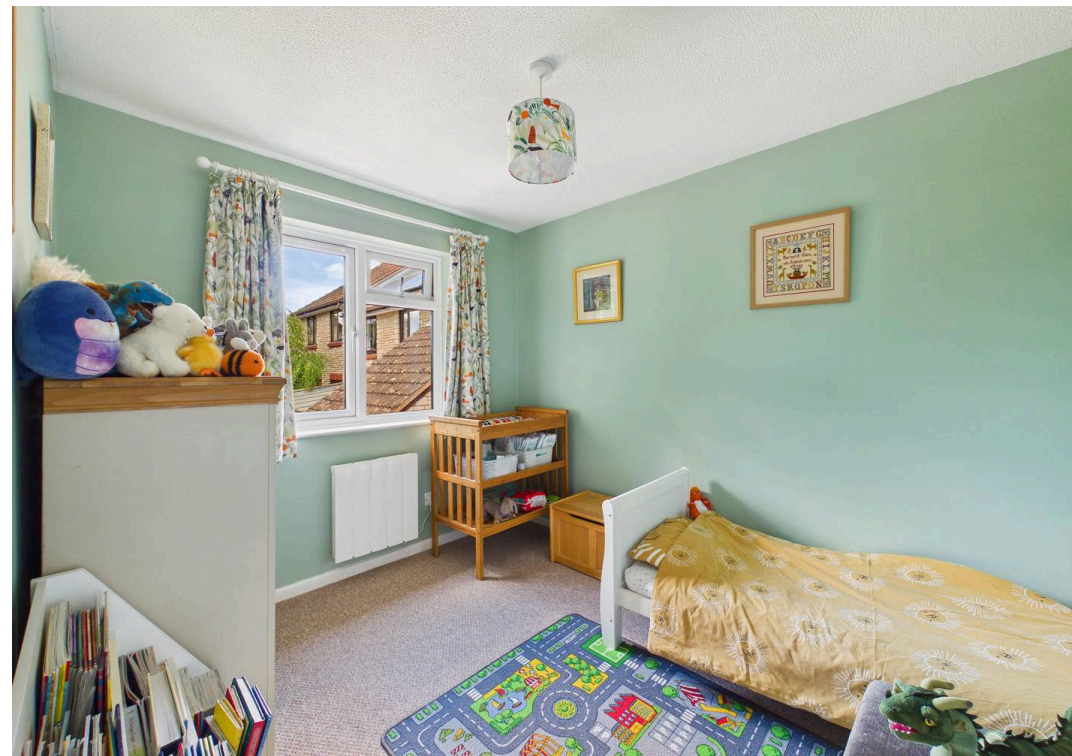
Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.







Floor 0

Approximate total area⁽¹⁾
88.8 m²



Floor 1

(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





BOW, being the geographical centre of Devon, is well positioned for accessing Dartmoor, the North Cornish coast, and the A30. Surrounded by rich and varied farmland, several homesteads are noted in the Domesday Book, while a 3rd Millenium woodhenge lies to the west of the Parish. The 12th century parish church of St Bartholomew lies on the outskirts of the village at Nymet Tracey. Along side its ancient roots, Bow offers a mix of character and newer properties and is home to families and older couples alike who are attracted by its well-regarded primary school (OFSTED: GOOD) and active community. Bow residents enjoy a range of facilities including a modern doctor's surgery with its wellbeing garden, a local football team, a co-op, and a garden centre with café.

DIRECTIONS : From Crediton take the A377 in a Westerly direction. At Copplestone take a left turn at the lights onto the A3072. Upon reaching Bow take the first left turn and then a right onto Junction Road and a left onto Churchlands. Bear around the first right bend and the house can be found at the end on the right.

For Sat Nav: EX17 6JF

What3Words: [///pupils.former.quicker](https://www.what3words.com/pupils.former.quicker)





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