



3 Mill Lane, Bow, EX17 6ES

Guide Price **£200,000**

3 Mill Lane

Bow, Crediton

- Quiet cul-de-sac location on the edge of Bow
- Two double bedrooms
- West-facing enclosed rear garden
- Conservatory
- Garage with internal access
- Driveway parking
- Bright and spacious accommodation
- No onward chain

Whether you're looking to downsize, retire or simply enjoy the ease of single-level living, this well-maintained bungalow offers a wonderful combination of comfort, convenience and practicality.

Tucked away towards the top of a quiet cul-de-sac on the western edge of Bow, the property enjoys a peaceful setting whilst remaining within easy walking distance of the village Co-op. Bow Garden Centre and café are also close by, whilst the village itself offers a thriving community with excellent road links to Crediton, Okehampton and Exeter.

Inside, the accommodation feels wonderfully light and welcoming thanks to the large windows throughout. The spacious lounge and dining room provides plenty of room for everyday living and entertaining, whilst the adjoining conservatory creates an additional reception space overlooking the rear garden. With doors opening to both the front and rear, it's a lovely place to enjoy throughout the seasons.





The kitchen is well positioned alongside the living space, whilst two comfortable double bedrooms are served by a modern shower room, making the layout ideal for couples, downsizers or anyone seeking a manageable yet spacious home.

Outside, the west-facing rear garden is a real attraction. Enclosed and mainly laid to lawn with established flowers and shrubs, it's the perfect place to enjoy an afternoon in the sunshine or relax with friends and family.

To the front, a private driveway leads to the attached garage. One particularly useful feature is the garage's direct internal access into the conservatory, making it ideal for bringing in shopping on a rainy day, providing secure storage or creating a practical hobby space without needing to step outside.

The bungalow benefits from uPVC double glazing throughout and is currently heated by a combination of electric heating and radiators from a previous wet central heating system which remain in place, having formerly been connected to a back boiler that has since been removed, offering future owners the opportunity to install an alternative wet heating system if they wish. There is an immersion and open fire place too.

Comfortable enough to move straight into, yet still offering scope to personalise over time, this is a home with broad appeal in one of Mid Devon's most popular villages. Best of all, it's available with no onward chain, making for a straightforward move.

Please see the floorplan for room sizes.

Current Council Tax: Band FC - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled



Drainage: Mains drainage

Heating: Electric and open fire (radiators in place from previous back boiler)

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.

Agents' Notes:

Boundaries, Access & Parking:

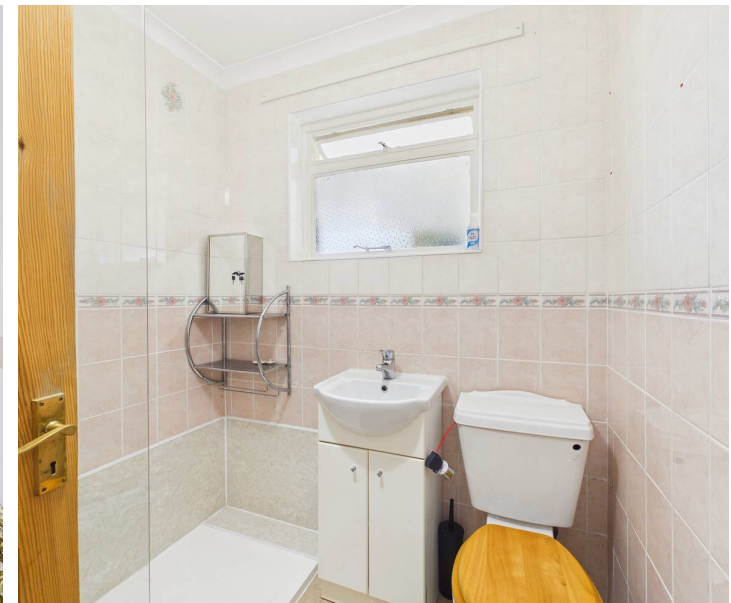
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

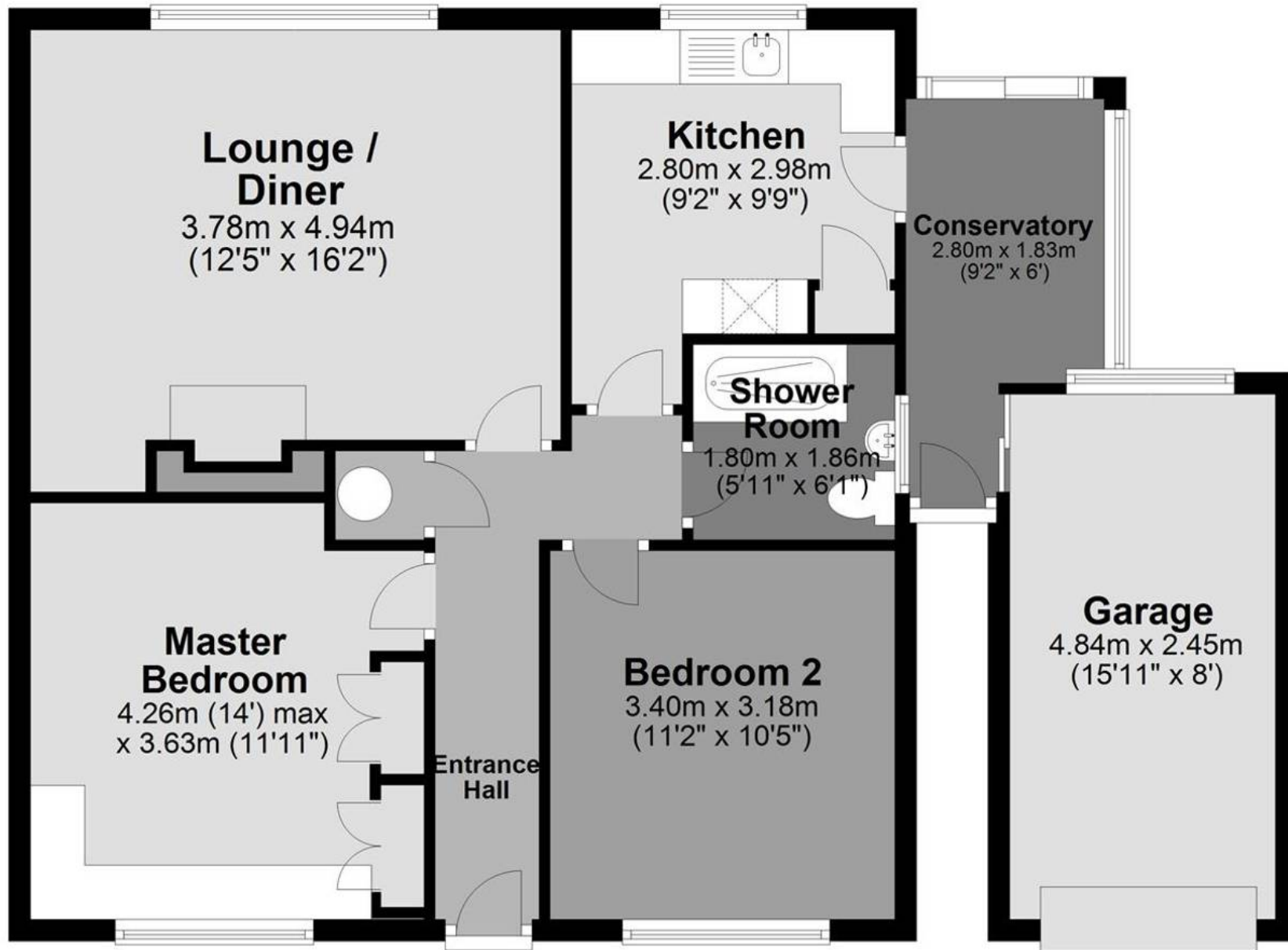
Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.



Ground Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



Total area: approx. 71.2 sq. metres (765.9 sq. feet)



Rights of Way:

We're informed by the seller that the property benefits from a right of way over the access road. Buyers are advised to confirm details and legal status with their conveyancer.

Executor's / Probate Sale:

The property is being sold on behalf of an estate following a bereavement. The seller may have limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

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 : Use EX17 6ES or the what3words is: [///hippy.home.boardroom](https://www.what3words.com/hippy.home.boardroom)

When entering Bow from Crediton on the A3072, lead down through the main street and as it levels out, look out for Mill Lane on your left before reaching the shop.



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.