



## 2 The Old Rectory Gardens, Station Road, Bow EX17 6HU

Offers Over £372,000

**HELMORES**  
SINCE 1699

## 2 The Old Rectory, Gardens Station Road

Bow, Crediton

- Spacious modern detached non-estate house
- Four double bedrooms, upstairs bathroom, downstairs WC
- Dual-aspect master suite with walk-in wardrobe & en-suite
- Spacious living room & kitchen diner
- Level gardens to the front, rear & side
- Parking for 2-3 cars, and ample space to turn
- Handy ground floor study/5th bedroom
- Central heating & double glazing
- Being sold with no onward chain

Welcome to 2 The Old Rectory Gardens, Bow - This modern detached house is located just off the village centre, views across to Dartmoor & great access to the primary school and other amenities not far beyond. Entering into the entrance hall you find polished floor tiles throughout most of the ground floor, there's a spacious dual-aspect living room with double doors leading to the garden, providing ample space for entertaining guests or enjoying some quiet time.



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The large kitchen dining room is perfect for preparing meals and features an integrated twin oven, induction hob, and dishwasher, making cooking and cleaning a breeze. There is also a study/5th bedroom and a convenient WC located by the front door.

Moving upstairs, you'll find four well-proportioned double bedrooms, including a dual-aspect master suite with a walk-in wardrobe and an en-suite shower room. There is also a white suite family bathroom complete with a P-shaped bath with shower & screen over, offering a relaxing space to unwind after a long day. The property reaches 143sqm / 1,538sqft & is uPVC double glazed and centrally heated too.

The gardens are to the front and rear and are level, to the front (11m x 5.2m is lawned, as is the side strip of garden. To the rear (19m x 5m) is attractively paved. There is allocated parking for 2-3 cars to the front & ample space to turn.

Please see the floorplan for room sizes.

Current Council Tax: C (£1,994pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold



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BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means Sacred Grove in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.

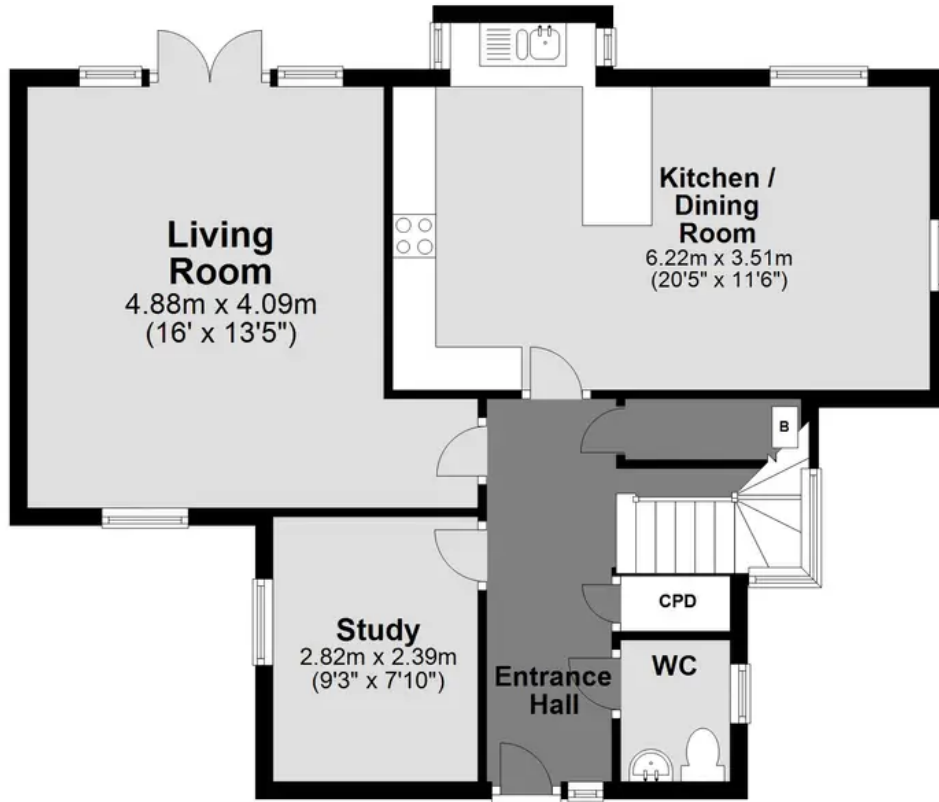
DIRECTIONS: For Sat-Nav use EX17 6HU, if turning onto Station Road from the centre of Bow proceed along & the house will be found up on your right.

What3Words: [///tubebronzedflexibly](https://www.what3words.com/#!/tubebronzedflexibly)



### Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



### First Floor

Approx. 70.7 sq. metres (760.5 sq. feet)



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

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## Helmores

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