



30 Iter Park, Bow EX17 6BY

Guide Price **£250,000**

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30 Iter Park

Bow, Crediton

- Modern End-Terrace House in Village Location
- Three good useable bedrooms & upstairs bathroom
- Kitchen diner with utility/boot room
- Opening to living room with double doors to garden
- Level & enclosed south facing garden
- Large parking area for 3 cars side-by-side
- Workshop with light & power
- Downstairs WC, oil-fired central heating & uPVC double glazing

Welcome to 30 Iter Park, Bow – a modern end-terrace house that captures the essence of comfortable and convenient village living.

Step inside, and you'll discover three spacious and highly functional bedrooms, each providing ample space for your needs. The upstairs bathroom with shower & screen over the bath ensures that your mornings are hassle-free.



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The heart of the home is undoubtedly the kitchen diner, a place where you can whip up culinary delights and enjoy meals with family and friends. There is also an integrated Hoover oven, hob & extractor. Adjacent to it is the utility/boot room with plumbing for a washing machine & space for a tumble drier over, offering practicality and storage space.

The dining area opens seamlessly to the living room, creating a sense of space and flow. Natural light floods in through the double doors to the garden, making this a bright and welcoming space for relaxation.

Additional features include a convenient downstairs WC, oil-fired central heating, and uPVC double glazing for comfort and energy efficiency.

One of the standout features of this property is the large parking area for three cars side-by-side (8.5m wide), making it ideal for households with multiple vehicles. A workshop with light and power occupies one of these spaces, providing for hobbies and storage.

Outside, you'll find a level and enclosed south-facing garden (8m x 4.35m), perfect for soaking up the sun. There is also a further space to the side & gated access to the parking area.

30 Iter Park combines modern living with village charm, creating the perfect balance for family life.



Please see the floorplan for room sizes.

Current Council Tax: C (£1,994pa)

Utilities: Mains electric, water, telephone & broadband, plus oil tank

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

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, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

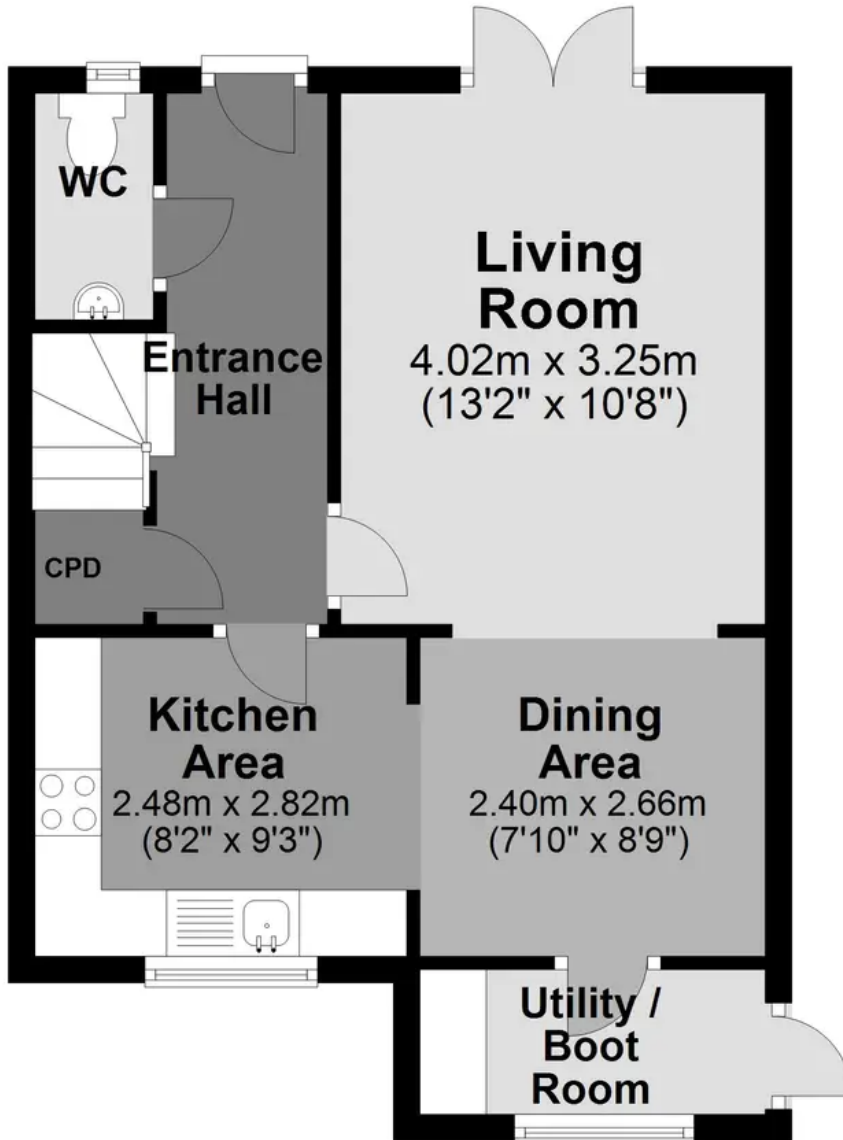
DIRECTIONS: For Sat-Nav use EX17 6BY – As you turn into Iter Park, branch off right & then immediately right into the entrance to the parking area, with the house & its parking spaces found in the far left corner.

What3Words: ///detriment.stag.lectured



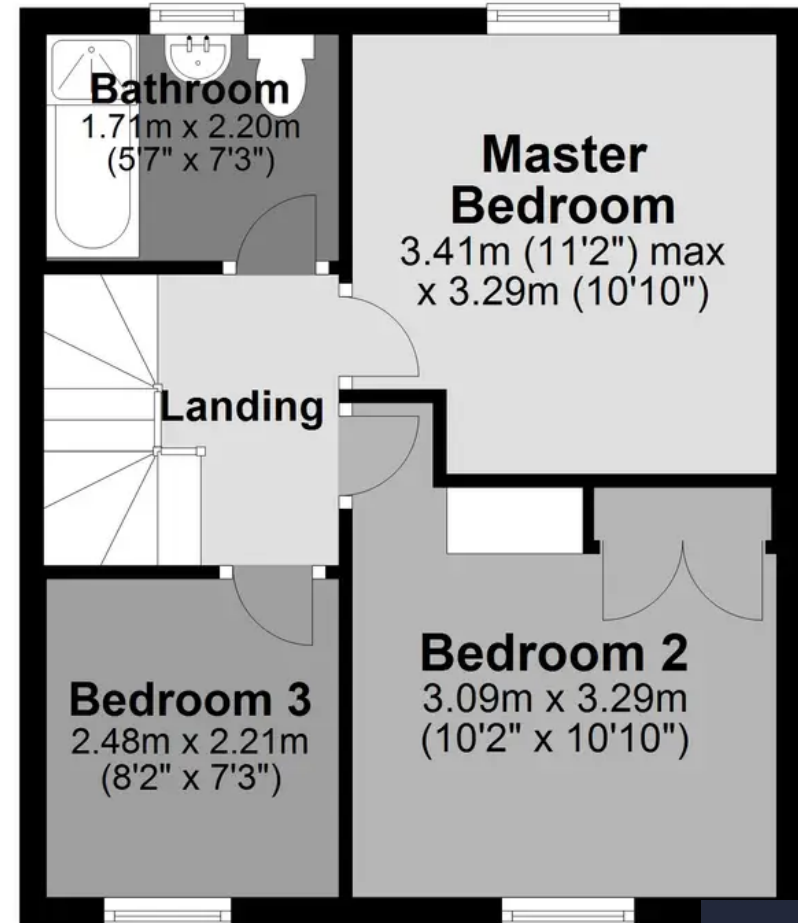
Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)



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