



- Three bedroom semi-detached house
- Handy village location
- South-facing gardens & superb garden office/studio
- Long driveway & a garage
- Kitchen with opening to dining room
- Living room with wood-burning stove
- Modern fully tiled bathroom upstairs
- Conservatory to the rear
- Being sold with no onward chain



Offers Over £200,000

HELMORES
SINCE 1699

31 GODFREYS GARDENS

Crediton EX17 6HT



This semi-detached house is found in a handy Mid-Devon village location, with the primary school and village hall and playing fields close by, with bus transport links, the doctor's surgery & Co-Op shop not far beyond.

The accommodation includes three good useable bedrooms, served by a modern fully tiled bathroom with shower and screen over the bath, sink and heated towel rail, with an adjoining WC. Downstairs, from the entrance hall we have a spacious living room with wood-burning stove (back boiler providing heating to the central heating radiators) and a bay window. The dining room adjoins the kitchen (scope for a kitchen diner), with a conservatory to the rear. The house is fully double glazed.

Outside: To the front is a long driveway (approx. 14m) which leads to the garage, with power, double doors to the front and a window to the rear. The front garden sets it back from the road. A side gate accesses the south-facing rear garden (approx. 22m x 8m), with a paved seating area immediately behind the house, leading to a lawned garden with mature plants, trees and flowers.

GARDEN OFFICE / STUDIO / WORKSHOP: This John Shields timber outbuilding measures some 5.85m x 3.42m. It is insulated, has numerous power points, a kitchen area and a WC and is currently used as an occasional bedroom, but has a massive number of potential uses for the next owner.

The house is also being sold with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: C

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Wood-burning stove, also runs some central heating radiators

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, a popular primary school and a Cooperative mini supermarket – an idyllic country escape.

DIRECTIONS: Use EX17 6HT, 31 Godfreys Gardens is found along on your left, marked by a Helmores board.

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If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

Ground Floor
Approx. 81.2 sq. metres (874.6 sq. feet)



First Floor
Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 122.7 sq. metres (1320.6 sq. feet)

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111-112 High Street, Crediton
Devon, EX17 3LF
www.helmores.com

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property@helmores.com