



- **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. 'Nyment' 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.

#### COVID-19 SAFETY POLICY

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111-112 High Street, Crediton  
Devon, EX17 3LF  
[www.helmores.com](http://www.helmores.com)



TO VIEW CALL 01363 777 999

[property@helmores.com](mailto:property@helmores.com)