



- **Lovely 4 bedroom family house**
- **Village location with school and shop**
- **Adjacent to fields and Dartmoor views**
- **Well fitted kitchen / dining room**
- **Ground floor study plus WC/utility**
- **South facing level garden**
- **Timber store for bikes/boards/workshop etc.**
- **Off road parking for 3 vehicles**



Offers Over £280,000

HELMORES
SINCE 1699

21 ITER PARK
Bow, EX17 6BY

TO VIEW CALL 01363 777 999



Bow is one of the larger villages in Mid Devon with excellent access to Dartmoor and fairly equidistant to both the North and South Devon coastlines. The village has a primary school (bus service for secondary), pub, a well-stocked local Co-op store, plus a garden centre with a super café. There is an abundance of local clubs and societies to get involved in.

Iter Park is a visually interesting development being set around a central courtyard and play area, and mimics the eclectic mix of properties found in the area. There are detached, terraced and semi-detached homes, some thatched, some slate, some stone, some rendered. It was well designed and executed when built in the early 2000's.

This home is a semi-detached, double fronted 4 bedroom house which sides onto the adjacent farmland and has fantastic views to Dartmoor. The living room which runs front to back opens onto the rear garden area and had a wood-burner. The kitchen/dining room was refitted a couple of years ago with solid wood worktops and plenty of storage, plus a lovely electric range cooker. To the rear of the kitchen is a very useful home office or it could be a larger utility room should it be preferred. There is storage shelving and access to the rear garden, a large under stairs cupboard and a WC with plumbing for washing machine and tumble dryer. Upstairs are 4 bedrooms and the family bathroom with 2 of the bedrooms having the countryside and Dartmoor views. There is double glazing and oil fired central heating.

Outside there is off-road parking for 3 vehicles and a useful timber built (approx. 1.9m x 5.8m) store to the side gives secure storage for bikes etc and can be accessed from both sides. The rear garden faces south and is a real sun trap in the summer. There is paved area for sitting out and for ease, the current owners have removed the grass and separated the garden into 2 areas but this could be reverted back to one area if a new owner chose to. For those with smaller children there is a lovely playpark just across the road within Iter Park.

The house is being sold with no onward chain.

Please see the floorplan for room sizes.

Council Tax: D

Utilities: Mains water, electric, telephone & broadband

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

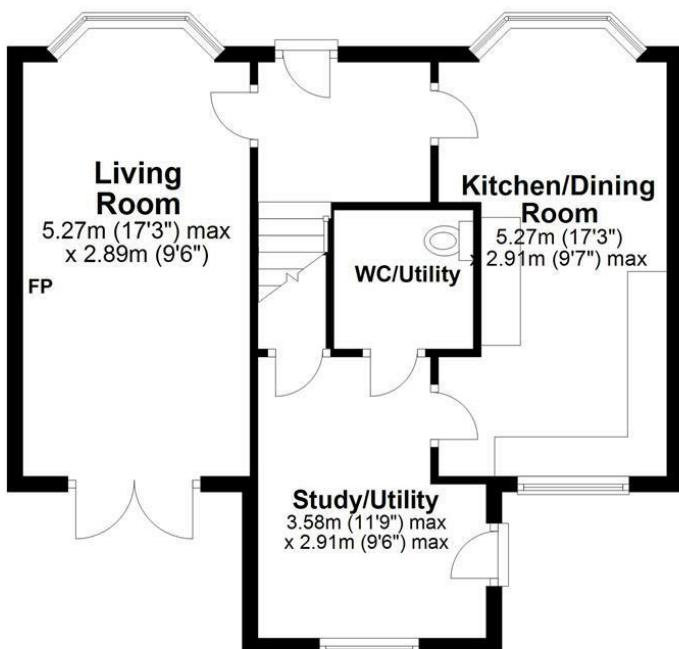
DIRECTIONS : From Crediton, head west towards Copplestone and pass through the traffic lights and bear left up the hill onto the A3072 towards Bow. When you get to the village of Bow, take the second left into Iter Park. Once into Iter Park, bear right when you reach the play area and follow the road around and you will find number 21 on the right hand side in a small cul-de-sac.

COVID-19 SAFETY POLICY

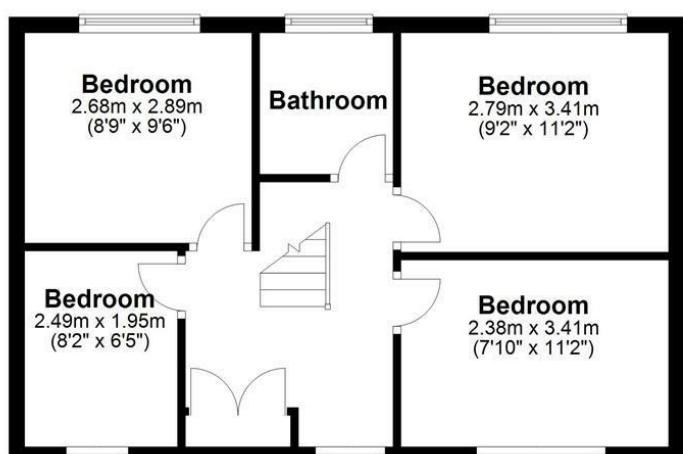
We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

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



First Floor



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