

**Iter Court, Bow, EX17**

£330,000 guide

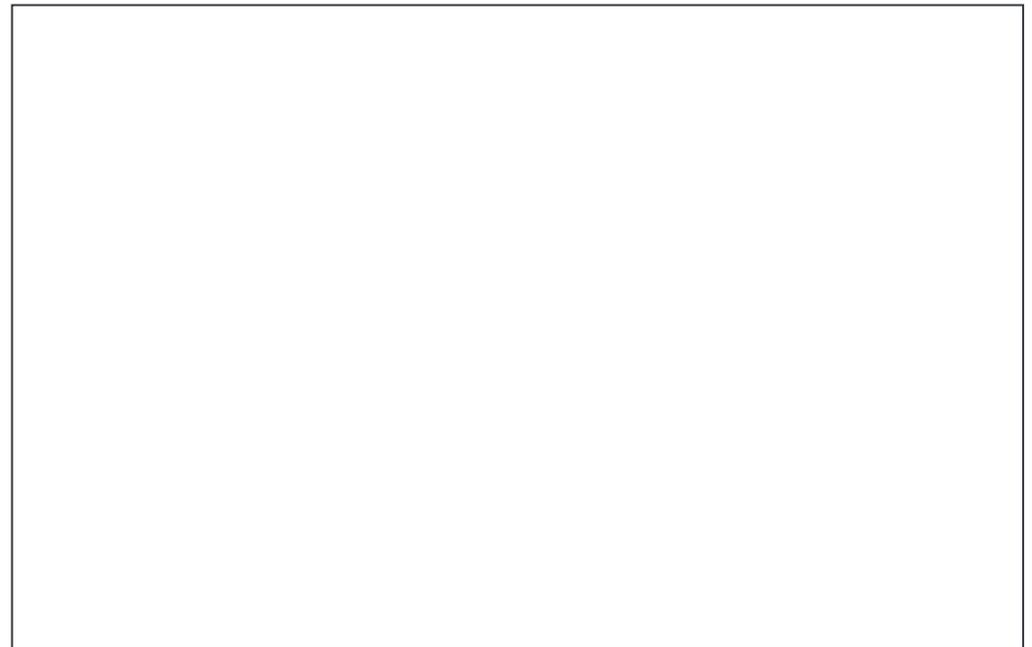
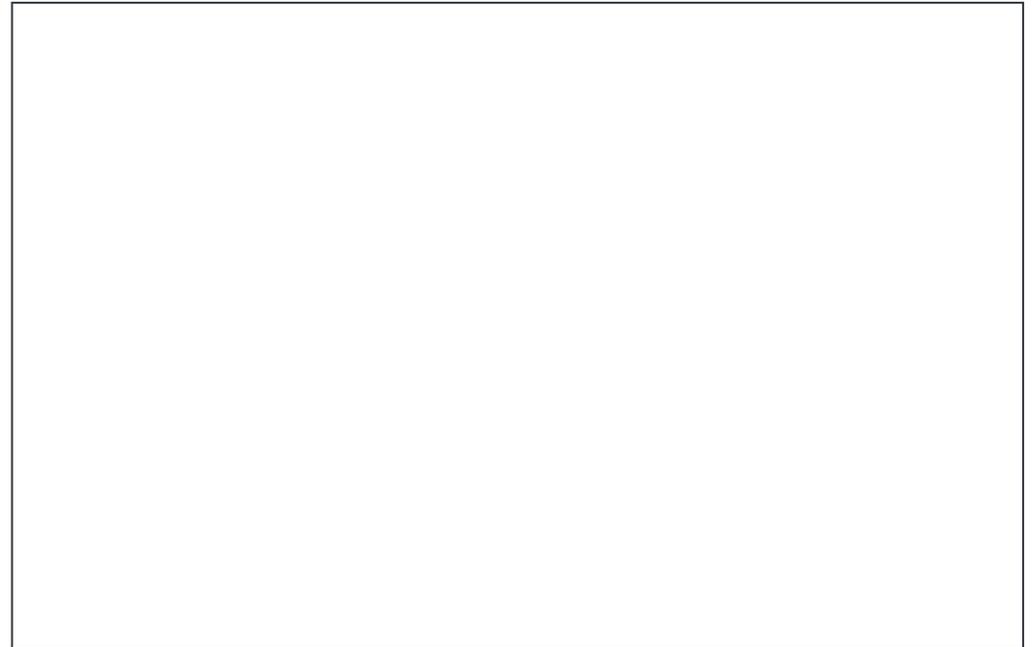


# Property Description

Iter Park is a beautiful development of different housing styles. It was built in early 2000's and was very well designed with a circular road and a central park and courtyard. The house types varied from smaller terrace houses up to town houses and even detached thatched houses which gives a very interesting and characterful street scene. The house is full of solid oak finishes giving a high quality feel.

This property is an end terraced 3 storey town house located in the central courtyard section of the development with ample parking directly in front of the house. On the ground floor, there is a spacious hallway with WC, utility room and a door to the large integral garage/workshop. The garage has plenty of room for those who enjoy hobbies with room for a workshop area as well as room to park a car or bikes and work on them (rare for a modern garage). In addition, there is a further garage extension which provides excellent storage and is set up as a dog wash area – perfect for returning from a wet walk! If more living space was required, it may be possible to create further reception space in the garage (subject to the necessary permissions). The whole house was designed and finished with solid oak trims and so the skirtings, architraves, stairs and flooring to the ground and first floor are all oak. The first floor is somewhat open plan with an upgraded kitchen area, defined by a raised floor with underfloor heating and a wood-burner completes the country feeling of this lovely home. There are also double doors opening onto the balcony which overlooks the rest of the garden and has steps down linking the two. On the second floor are 4 bedrooms with the principal having an ensuite shower room. The family bathroom completes the accommodation .

Outside to the front is a block paved driveway with parking for 3 vehicles. The garden can be accessed from the side or rear and is level and easy to



maintain. The house offers amazing space internally with parking and a huge garage plus, unlike other houses of a similar style – this one has a garden too on the ground floor level – plus the balcony which makes it an excellent all round family home.

Please see the floorplan for room sizes.

Council Tax: D (Mid Devon 2022/23 £2137.56)

Utilities: Mains water, electric, telephone & broadband (up to 100mbps - Uswitch)

Drainage: Mains drainage

Heating: Oil fired central heating (electric underfloor in kitchen)

Listed: No

Tenure: Freehold

DIRECTIONS : From Crediton, head on the A377 to Coplestone and immediately after the traffic lights, turn left onto the A3072 towards Bow. As you enter the village, take the second left into Iter Park, bear left initially and then right into the central courtyard which forms Iter Court. No 2 is on the left.

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.

EPC Rating: C

## Key Features

- ✓ Spacious village house (over 1500 sqft)
- ✓ Superb oak finishes throughout
- ✓ 4 bedrooms with principal ensuite
- ✓ Large open living space with wood burner
- ✓ Modern kitchen area
- ✓ Balcony seating area
- ✓ Level rear garden
- ✓ Large garage / workshop with dog wash room!
- ✓ Off-road parking for 3 vehicles



# External Areas

**Garden**

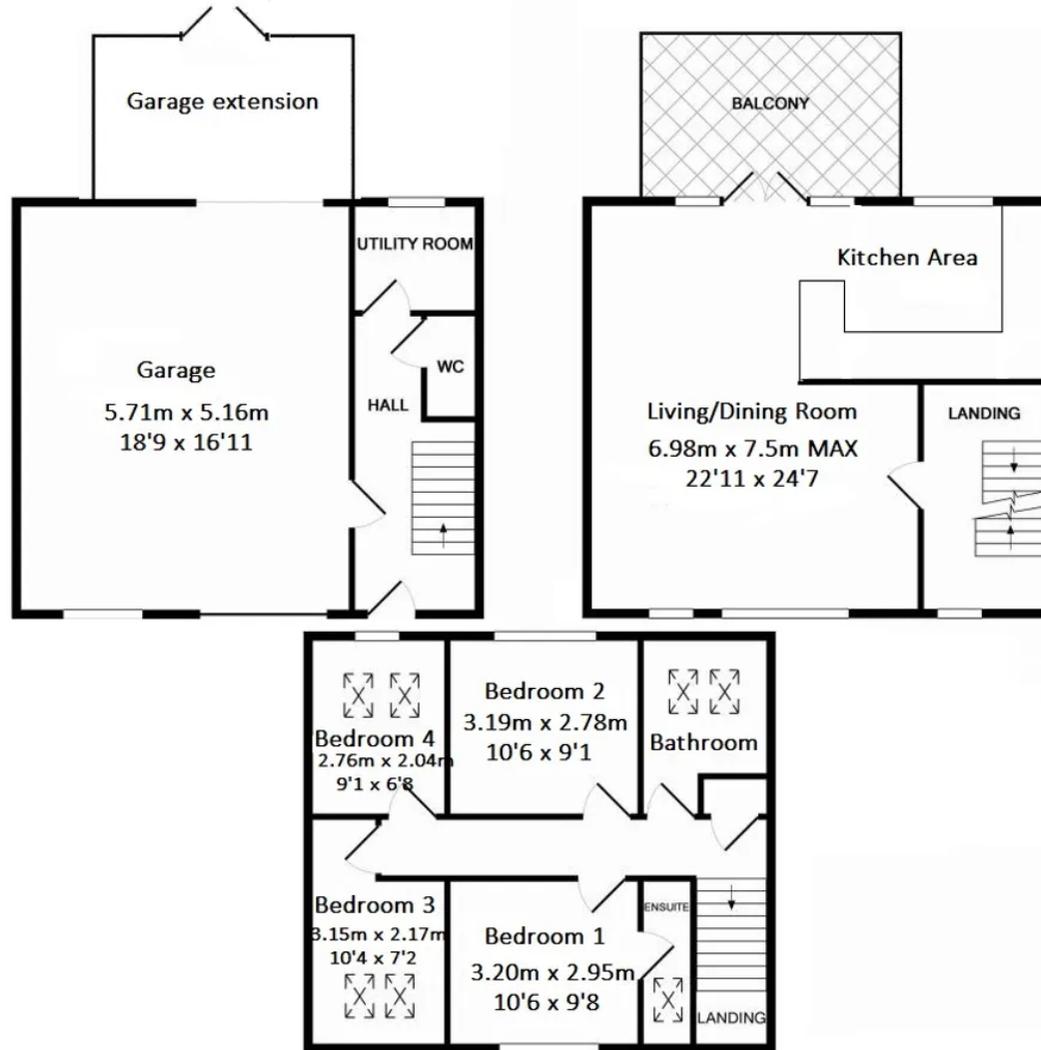
**Garage**

**Double Garage**

**On Drive**

**3 Parking Spaces**

# All



TOTAL APPROX. FLOOR AREA 1556 SQ.FT. (144.6 SQ.M.)

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