



**11 Iter Park, Bow, EX17 6BY**

Guide Price **£270,000**

**HELMORES**  
SINCE 1699

# 11 Iter Park

Bow, Crediton

- Modern Semi-Detached House
- Three bedrooms & en-suite to master
- Lounge diner with wood-burner
- White suite bathroom & downstairs WC
- Garage, driveway & gardens
- Oil-fired central heating & double glazing
- The owners have found an onward purchase

This modern three bedroom semi-detached house offers a massive amount to any number of buyers! The property was built in 2004 and the owners have found an empty property to buy.

The property offers a pastel kitchen with integrated electric oven, hob and extractor, plus space power and plumbing for a washing machine or dishwasher. There is a lovely lounge diner, complete with a feature fireplace and wood-burner, plus double doors to the rear garden. The downstairs cloakroom with WC completes the ground floor.





Upstairs we have the three sizeable bedrooms, a white suite bathroom with shower over the bath and an en-suite to the master bedroom (which also has built in wardrobes). The whole property is uPVC double glazed, including a brand new 'stable-style' front door being added in 2022 and it is oil-fired centrally heated.

## OUTSIDE

The rear garden measures 29' 6" x 24' 7" (9m x 7.5m) and is fully enclosed, largely laid to lawn with a paved area behind the house and a concrete area to the rear of the garage, plus an attractive range of plants and flowers, a modern oil tank, water butt and outside light.

GARAGE: 18' 0" x 8' 7" (5.49m x 2.61m), up and over door to front and double opening doors to garden (giving scope to park an additional vehicle behind the garage), it currently used for storage/utility area with light, power and plumbing all in place.

In front of the garage is driveway parking, with unallocated on road parking in front of the enclosed walled garden which is stone chipped for ease of maintenance.



Please see the floorplan for room sizes.

Current Council Tax: C (£1,942pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

**DIRECTIONS:** From Crediton head west on the A377 for 4 miles, in Coplestone turn off left to Bow, stay on this road for 3 miles & upon entering the village Iter Park will be found on your left. No. 11 will be found down on your lefthand side, marked by a Helmores Board.

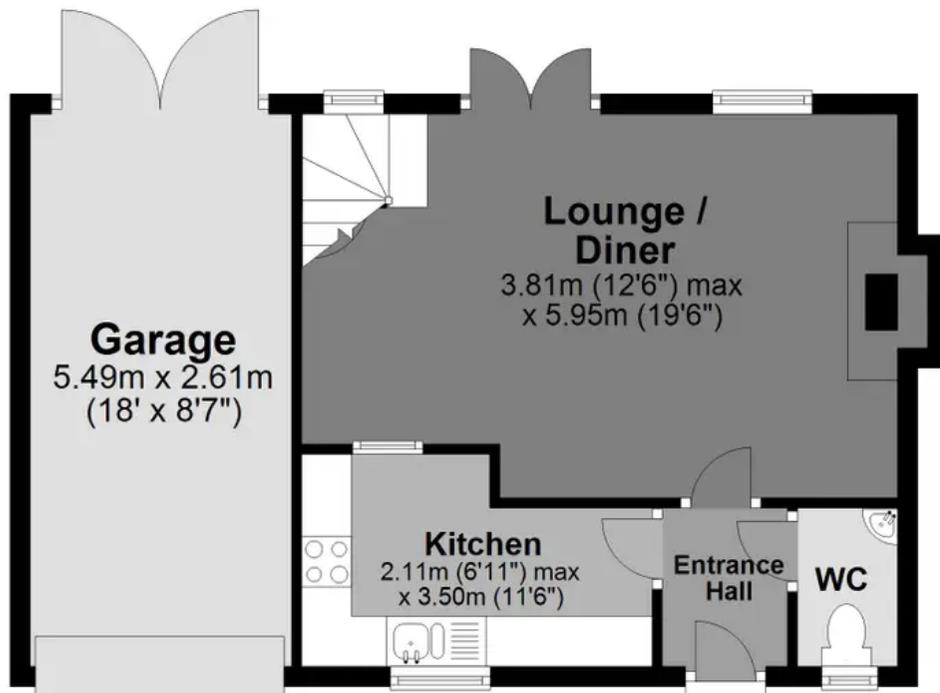
What3Words: ///airliners.chose.swear

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 3rdmillennium 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.



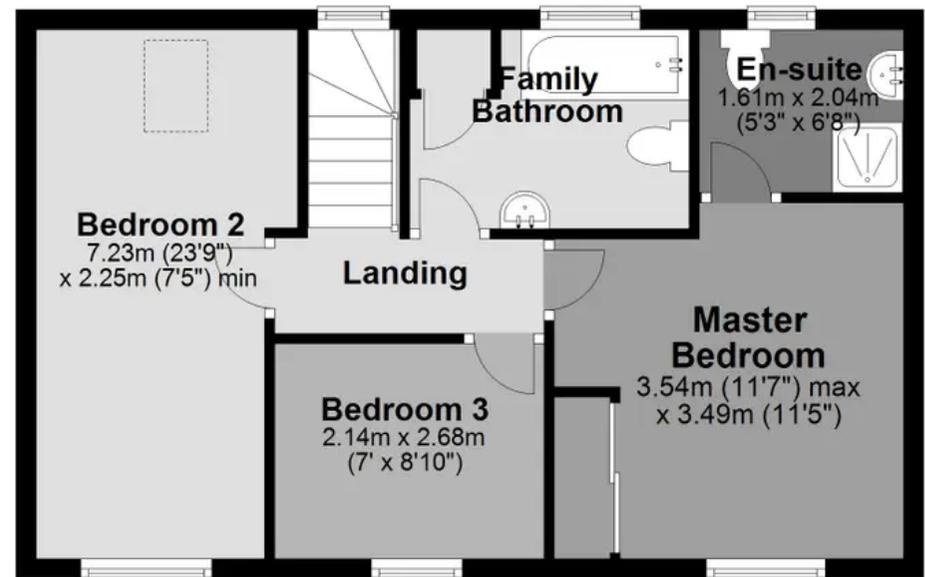
## Ground Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.3 sq. feet)

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## Helmores

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