



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Collatons Walk

Bow

EX17 6LS



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £350,000**



Changing Lifestyles

01837 500600

# 8 Collatons Walk, Bow, EX17 6LS.

A versatile family home situated within a charming Devonshire village, boasting off-road parking, multiple reception rooms and a pleasant rear garden...



- Detached Dormer Bungalow
- Offering Three Bedrooms
- Multiple Reception Rooms
- Upgraded Contemporary Kitchen
- Master En-Suite & Family Bathroom
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Rear Conservatory
- Quiet Cul-de-Sac Location
- Solar Panels w/Annual Return
- Oil Fired Central Heating
- EPC - C



Are you searching for a detached property with endless potential, with the opportunity to reside within a peaceful cul-de-sac location, plus an equal balance of social and private living accommodation...

Number 8 is a wonderful family home situated within an established residential estate, constructed in 1985, benefitting from a variety of upgrades over the years, internally and externally. Upon approach you are greeted by a low maintenance gravel frontage, ideal for utilising as further parking provisions alongside your private driveway and garage facilities.

The practical porch welcomes you into the home, with access leading through into the designated entrance hall and all that this property beholds. The front facing kitchen is a notable attribute, installed in the summer of 2022, this room boasts an attractive design, from the contemporary style, plus the selection of integrated appliances in abundance.

The ground floor takes host to multiple reception rooms, including a homely living room, inclusive of a desirable multi-fuel burner. The dining room is a respectable size, assuming this space is for serving your culinary delights and the opportunity to retreat to the adjacent conservatory and rear garden.

Further notable attributes include designated bedroom three, this room is currently occupied as a home office, with generous integral storage, strengthening the versatility of this home's layout. The family bathroom has been efficiently designed to offer bath and separate walk-in shower amenities.

As you ascend to the first floor, the landing area leads you to two further bedrooms, including the master. The master bedroom offers a unique arrangement, with a deceptive offering of floorspace, an en-suite shower room and a very valuable Velux window, creating a light and airy feel throughout. Bedroom two has the added benefit of integral storage and a functional layout to suit a variety of needs.

To the exterior, the rear garden boasts a pleasant surrounding, embracing the sunshine from all angles and an essence of privacy within the fence line boundary.

# Changing Lifestyles

This property is situated within the popular village of Bow, surrounded by a pleasant mixture of modern and period property, as well as a well-regarded primary school, parish church and public house. Also, a convenience store situated on the outskirts of the village.

Bow is located virtually equidistant between the neighbouring towns of Okehampton and Crediton, which both provide a mix of primary and secondary schooling facilities and a generous range of shopping and professional services.

The Cathedral City of Exeter lies 15 miles to the east and from here there is direct access to the major road networks of the country as well as Exeter Airport and beyond.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

# Floorplan \*Coming Soon\*

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

**We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.**

**Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.**