

## 71 Godfreys Gardens, Bow, EX17 6HT

Guide Price £220,000

Nestled in the heart of the sought-after village of Bow, 71 Godfrey Gardens offers a wonderful opportunity to acquire a well-presented and modernised home with excellent potential to personalise.

**Winkworth**

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This delightful property is perfectly positioned within an active community, featuring a village shop, pub, primary school, playgroup, place of worship, community centre, and village hall. Residents also benefit from a modern medical centre, a good bus service, and convenient transport links to neighbouring towns.

This attractive and well-maintained home presents an ideal balance of modern comfort and potential for further improvement whether you're a first-time buyer, a growing family, or looking for an investment opportunity.

Stepping into the entrance hall, you are welcomed by a bright space with stairs leading to the first floor and separate access to the modern fitted kitchen. The kitchen has been tastefully updated and offers ample storage and workspace. There is a generously proportioned sitting/dining room with access into the rear garden.

NOTE: The property is currently achieving a rental income of £800/month.

DIRECTIONS: Using the What3Words App, search form.gossip.ringside

On the first floor, the home offers two well-sized double bedrooms, both offering plenty of natural light and a family bathroom completes the upper level.

PLEASE NOTE:

The front of the property boasts a neatly lawned garden, and to the rear, there is an enclosed garden designed with low-maintenance in mind. Additionally, there is parking available to the side, with one allocated parking space.

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

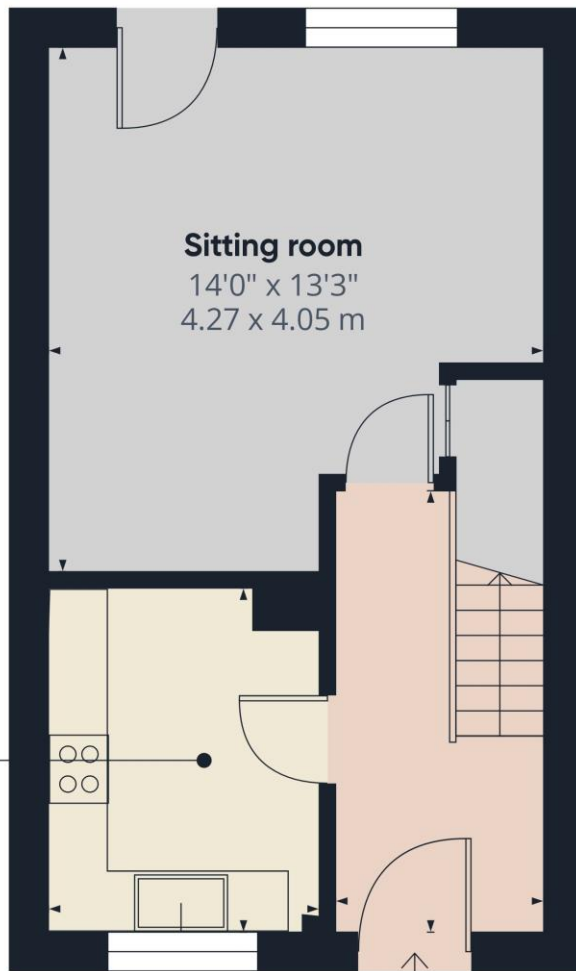


#### AT A GLANCE:

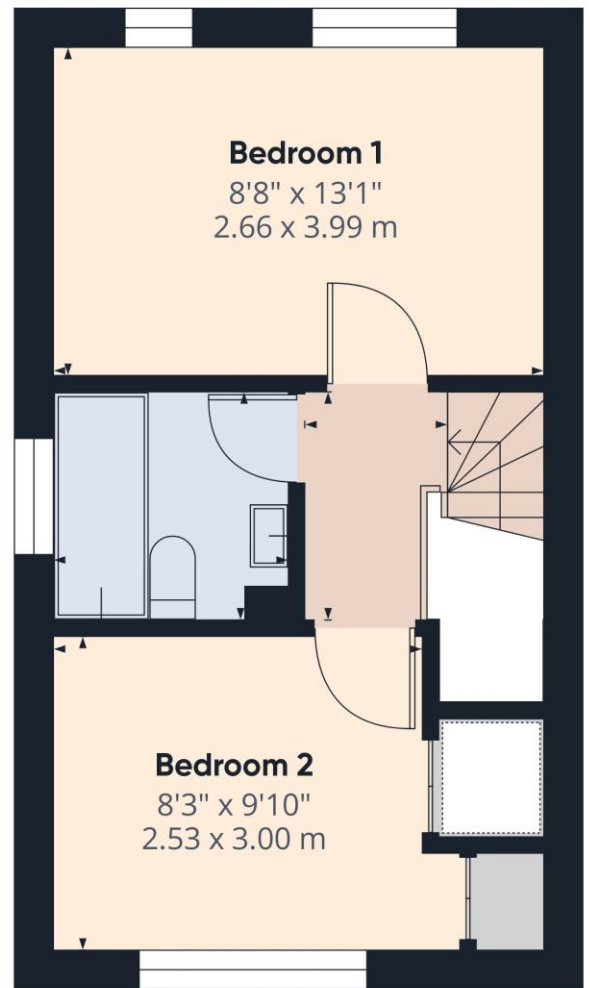
- End Terrace House
- Two Double Bedrooms
- Electric Heating
- Light & Modern Accommodation
- Enclosed Rear Garden
- Allocated Parking Space
- Popular Village Location
- No Onward Chain

#### PROPERTY INFORMATION:

- COUNCIL TAX: Band B
- LOCAL AUTHORITY: Mid Devon
- SERVICES: Mains Electric & Water
- DRAINAGE: Mains Drainage
- BROADBAND: Full Fibre Broadband Available
- FOTP (Fibre to the Premises).
- MOBILE SIGNAL: Limited Coverage
- HEATING: Electric Heating
- LISTED: No
- TENURE: Freehold
- CONSTRUCTION: Standard
- CONSERVATION AREA: No
- FLOOD RISK: Very Low



Ground



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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