



Bond
Oxborough
Phillips

Changing Lifestyles

Gwertomen
Hersham
Bude
Cornwall
EX23 9NA

Asking Price: £425,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Gwertomen, Hersham, Bude, Cornwall, EX23 9NA



- Spacious Semi-Detached Family Home
- 4 Bedrooms (1 ensuite)
- Lovely Countryside Views
- Impressive Lounge/Dining Room
- Kitchen/Breakfast Room
- Sunroom Overlooking The Garden
- Off Road Parking
- Large Side Garden
- Generous Rear Garden
- Peaceful Rural Hamlet Location
- Within Easy Reach Of Bude And The Coast
- EPC: TBC
- Council Tax Band: C



An exciting opportunity to acquire this spacious 4 bedroom (1 ensuite) semi-detached family home, situated in the peaceful rural hamlet of Hersham, within easy reach of Bude and the North Cornish coastline. The property offers generous and versatile accommodation, including an impressive lounge/dining room, kitchen/breakfast room, sunroom, 4 bedrooms, bathroom and en-suite. Enjoying lovely views across the surrounding countryside, the home is approached via a gravel entrance drive and benefits from off road parking, a large side garden and a generous rear garden.



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The property occupies a wonderful elevated south facing setting nicely set back from a quiet parish road, and surrounded by rolling farmland. Only a few minutes drive from the ancient former market town of Stratton, and 4 miles from Bude lying on the North Cornish coast. The market town of Holsworthy is some 7 miles, whilst the neighbouring villages of Kilkhampton and Bradworthy are some 3 and 7 miles respectively. Okehampton and Dartmoor are some 25 miles whilst the cathedral city of Exeter with its railway and motorway links is some 45 miles.



Property Description

Entrance Porch - 6'3" x 2'6" (1.9m x 0.76m)

Entrance Hall - 7'11" x 10'2" (2.41m x 3.1m)

Lounge/Dining Room - 25'4" x 10'11" (7.72m x 3.33m)

Kitchen/Breakfast Room - 11'9" x 23'3" (3.58m x 7.09m)

Sunroom - 9'5" x 12'4" (2.87m x 3.76m)

Hall - Staircase leading to first floor landing. Door to:

WC

First Floor Landing

Bedroom 1 - 11'8" x 14'3" (3.56m x 4.34m)

Dual aspect elevation with views across the surrounding countryside.

Ensuite - 4'11" x 8'5" (1.5m x 2.57m)

Bedroom 2 - 10'1" x 14' (3.07m x 4.27m)

Dual aspect with far reaching views to rear.

Bedroom 3 - 10'10" x 8'7" (3.3m x 2.62m)

Bedroom 4 - 6'2" x 10'8" (1.88m x 3.25m)

Bathroom - 6'5" x 7'9" (1.96m x 2.36m)

Outside - The property is approached via a gravel entrance drive, providing off road parking and access to the front of the house. To the side is a large garden area, mainly laid to lawn, offering excellent outdoor space and scope for a variety of uses bordered by mature hedging providing a high degree of privacy.

The rear garden is a particularly appealing feature, being generous in size with lawned areas, mature boundaries and access from the living accommodation. The gardens provide plenty of space for outdoor seating, entertaining, children's play and gardening.

Services - Oil fired central heating. Mains Electric and water. Private drainage treatment plant shared with the neighbours. Cornwall Council maintain the treatment plant with the owners sharing the running and maintenance costs and paying a small management fee to the council.

EPC - Rating TBC.

Council Tax - Band C. May be subject to change.

Anti Money Laundering - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Mobile Coverage

EE ●
Vodafone ●
Three ●
O2 ●

Broadband

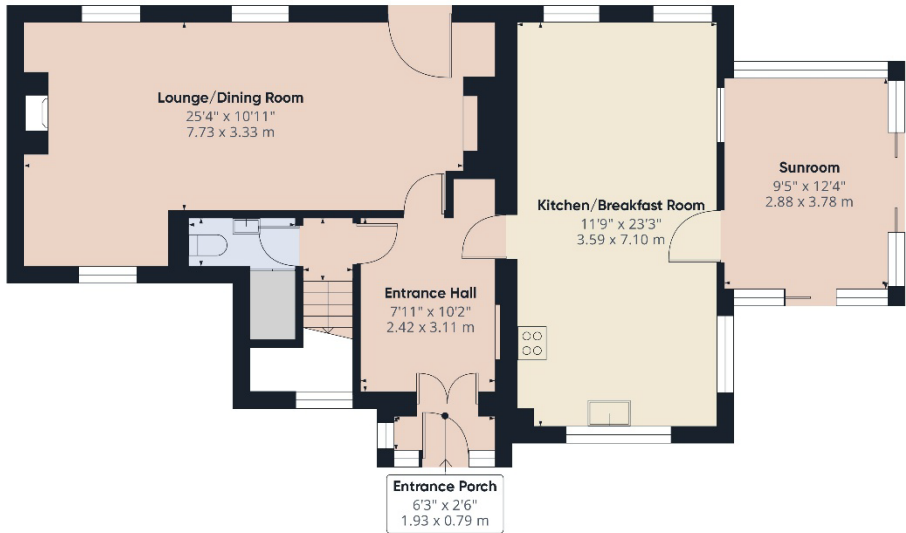
Basic
Ultrafast 2 Mbps
1800 Mbps

Satellite / Fibre TV Availability

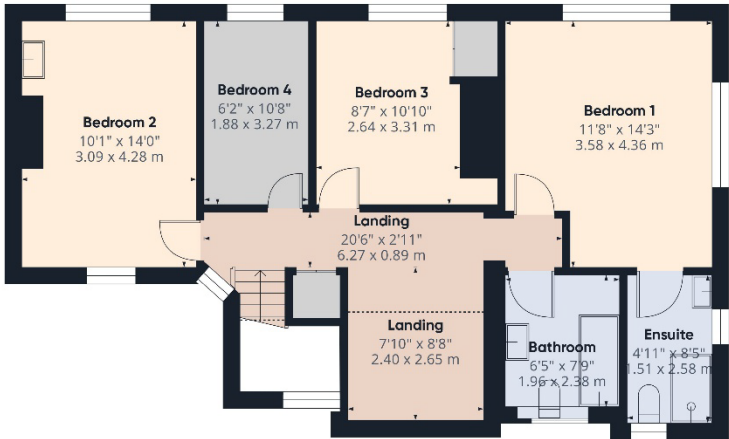
BT ✓
Sky ✓
Virgin ✗

Floorplan

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1582 ft²
146.8 m²

Reduced headroom
50 ft²
4.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC TBC

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.

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left sign posted Bideford, take the right hand turning onto the A3072 towards Holsworthy and continue for approximately 3 miles and take the left hand turning at Red Post towards Kilkhampton. Proceed for approximately 1½ miles and take the left hand turning at Hersham Cross sign posted Stratton whereupon Gwertomen will be found within approximately .75 mile on the right hand side.

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We are here to help you find and buy your new home...

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Email: bude@bopproperty.com

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please contact us today on 01288 355 066 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01288 355 066

for a free conveyancing quote and
mortgage advice.

