



Bond
Oxborough
Phillips

Changing Lifestyles

Hammetts
Spicers Lane
Stratton
Cornwall
EX23 9DR

Asking Price: £290,000 Freehold



Changing Lifestyles

01288 355 066

bude@bopproperty.com



- 2 BEDROOMS
- END TERRACE COTTAGE
- DECEPTIVELY SPACIOUS
- GENEROUS WALLED GARDEN
- USEFUL COB/STONE OUTBUILDING
- WALKING DISTANCE OF LOCAL VILLAGE AMENITIES
- SHORT DRIVE TO COASTAL TOWN OF BUDE
- EPC: F
- COUNCIL TAX BAND: D



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Situated in the heart of this ancient market town steeped in history an opportunity to acquire this 2 bedroom end terraced character cottage. Generous walled gardens with cob/stone outbuilding.

Entrance Hall - Staircase to first floor landing.

Living Room - 13'11" x 11' (4.24m x 3.35m)

Light and airy dual aspect reception room with feature fireplace housing log burner.

Kitchen - 16' x 11'6" (4.88m x 3.5m)

Dual aspect room with fitted kitchen comprising a range of base mounted units with work surfaces over incorporating composite 1 1/2 sink drainer unit with modern mixer tap, 4 ring gas hob with extractor hood over, built in oven and fridge freezer. Space and plumbing for dishwasher. Access to useful under stair storage area.

First Floor Landing - Window to front elevation.

Bedroom 1 - 14'5" x 13'2" (4.4m x 4.01m)

Generous double bedroom with window to rear elevation overlooking the large walled garden.

Bedroom 2 - 14'7" x 7'9" (4.45m x 2.36m)
Window to front elevation.

Shower Room - 7'3" x 5'8" (2.2m x 1.73m)

Enclosed shower cubicle with mains fed shower and drench over, pedestal wash hand basin, low flush WC, wall mounted heated towel rail.

Outside - The property is approached via a pedestrian door giving access to the private walled gardens being principally laid to lawn with a variety of mature shrubs and plants and the original stone/cob wall bordering. At the bottom of the garden is a generous cob/stone outbuilding with a tiled roof.

Services - Mains gas, electricity, water and drainage.

EPC - Rating F

Council Tax - Band D.

| Mobile Coverage | | Broadband | |
|-----------------|---|-----------|-----------|
| EE | ● | Basic | 4 Mbps |
| Vodafone | ● | Ultrafast | 1000 Mbps |
| Three | ● | | |
| O2 | ● | | |

Satellite / Fibre TV Availability

| | |
|--------|---|
| BT | ✓ |
| Sky | ✓ |
| Virgin | ✗ |





Directions

From Bude town centre continue along The Strand and on reaching the mini-roundabout turn left into Bencoolen Road continue on this road to the A39. At the T junction turn left onto the A39, follow the road down the hill and turn right sign posted Holsworthy. Follow this road down the hill, round a right hand bend past the hospital on the right hand side, continue on this road round a left hand bend over the bridge and take the road up in front of you (to the left of the Kings Arms Public House). Continue up Fore Street and take the right hand turning into Church Street whereupon Hammets will be found within approximately 300 yards on the right hand side.

Have a property to sell or let?

If you are considering selling or letting your home, 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.

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.

Energy Efficiency Rating

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

47

27