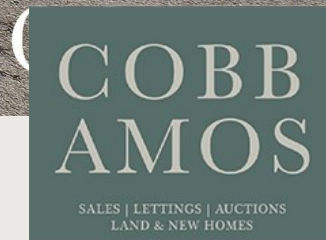




18, Bateman Close, Shobdon, HR6 9NW  
Price £475,000



# 18 Bateman Close Shobdon

This executive detached property occupying a super spot with views to the front across open countryside. Offered for sale in ready to move into condition and at a competitive asking price. Early viewing considered essential.

- READY TO MOVE INTO
- COUNTRYSIDE VIEWS
- DOUBLE GARAGE
- POPULAR AND WELL-SERVICED VILLAGE
- MODERN BUILD

## Material Information

**Price** £475,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** F

**EPC:** C (78)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Situated in popular Shobdon this executive detached property offers ready to move into accommodation at a competitive and realistic asking price. Occupying an enviable position on the development with super views across the surrounding countryside to the front, this attractive property benefits from extensive and versatile accommodation throughout. To the front there is ample driveway parking in front of the detached garage as well as well-stocked gardens and attractive flower beds. To the rear there is a good size garden with patio and lawned areas, as well as pretty borders. Internal inspection considered essential.

## Property Description

Entry into the large hallway with doors leading to the lounge, dining room, kitchen/breakfast room, study/snug, separate dining room, downstairs wc and a utility room. There are french doors off the lounge and also the dining room leading to the rear garden with the utility room having a door at the side leading to the garden also. To the first floor there are four double bedrooms, two with en suite shower rooms and also a family bathroom. There are fitted wardrobes to the main bedroom.

## Garden

There are gardens to the front, side and rear, as well as a private space next to the garage overlooking the surrounding countryside and beyond.

## Services

All mains services available.

Energy Performance Certificate is a high C

## Location

The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity to the popular Wigmore High School and independent Lucton School; and the village also has a Primary School. This village retains a sense of community life boasting a wealth of local amenities, including : a well-stocked village shop with Post Office, public house, community centre - and historic St John's church built in Strawberry Hill 'Gothic Style'. Shobdon lies approximately 15 miles north of Hereford and approximately 8 miles from Leominster. Additional retail and recreational facilities can be found in both locations. There is also easy access to Ludlow, Hay-on-Wye and the Brecon Beacons.

## Broadband

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=HR69NW&uprn=10023697622>

## Mobile Coverage Indoor

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=HR69NW&uprn=10023697622>

## Mobile Coverage Outdoor

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=HR69NW&uprn=10023697622>

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Tenure

Freehold

## what3words

///ramp.gobbling.laser

## DIRECTIONS

Upon approaching Shobdon, continue through the village away from Leominster, turning left into Bateman Close at the far end of the village, continue straight ahead to the end, bear right and the property can be found at the end on the right.



