

Sales
01934 842000

Lettings
01934 518900



sales@farrons.co.uk

lettings@farrons.co.uk



HELLIERS LANE, CHEDDAR, SOMERSET. BS27 3FG



£449,995 FREEHOLD

Passionate about Property

PLOT 2 -THE SHOW HOME! The Scrivener is a fantastic four bedroom detached family home, nestled within Bellway's impressive 'Peregrine View' development. The property boasts attractive open plan living, an en suite to master bedroom, utility room, garage and gardens. CALL FARRONS NOW TO ARRANGE A VIEWING!





About The Development

Farrons Estate Agents are delighted to be working in conjunction with Bellway Homes.

Peregrine View is a development of homes in semi-rural Cheddar, North Somerset. Designed under our Artisan specification, the homes include 2, 3, and 4-bedroom properties ? ideal for a variety of potential homeowners. The development also features beautiful public open spaces, as well as attractive architecture.

Register your interest with Farrons Estate Agents today on 01934 842000!

About The Home

The Scrivener is an attractive 4-bedroom family home that boasts an open-plan kitchen, dining and family area, complete with an adjoining utility room, a front-facing living room, a contemporary family bathroom, and an en suite to bedroom 1.

Ground Floor Accommodation

Kitchen :

3.335m x 3.202m

Family and dining area :

4.480m x 2.884m

Living room :

4.943m x 3.537m

First Floor Accommodation

Bedroom 1 :

4.589m x 2.963m

En suite :

2.224m x 1.345m

Bedroom 2 :

3.463m x 3.030m

Bedroom 3 :

3.035m x 2.869m

Bedroom 4 :

3.168m x 2.379m





Plots Currently Available

Plot 7 - £414,995

Plot 2 - £449,995

Call 01934 842000 or email Joseph@farrons.co.uk for more details.

WHY BUY WITH BELLWAY HOMES?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

Express Mover - Sell your home quicker with no estate agent fees.

Our Intermediate Management Agent will work with a local agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.

ABOUT BELLWAY HOMES - A REPUTATION YOU CAN RELY ON

Over 75 years of great homes and great service.

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned house building business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.





CONTINUING GROWTH

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

10 Years NHBC Warranty.

PLEASE NOTE

All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway reserve the right to refuse a Part Exchange. Any promoted offer is subject to contract. 10-year NHBC Buildmark policy. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*



Passionate about Property



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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract