

Sales
01934 842000

Lettings
01934 518900



sales@farrons.co.uk

lettings@farrons.co.uk



6 UPPER NEW ROAD, CHEDDAR, SOMERSET. BS27 3DH



£430,000

Passionate about Property

Detached House set in GENEROUS GARDENS WITH VIEWS to front and rear with potential to extend (subject to the necessary consents). The property is offered for sale with NO CHAIN and currently comprises: Downstairs W.C, Sitting Room, Dining Room, Kitchen/Breakfast Room, Conservatory, Three Bedrooms and Generous Bathroom with Shower. Outside there is parking for ample vehicles, garage, Generous gardens to front, side & rear.

Entrance Porch

Glass panelled entrance door, tiled floor, double glazed door to:-

Entrance Hall

Stairs to first floor accommodation, upvc double glazed window to the side.





Downstairs W.C

Upvc double glazed window to the side, low level W.C, wash hand basin, electric consumer unit.

Living Room (11' 11" x 11' 02") or (3.63m x 3.40m)

Upvc double glazed window to the front with views towards the reservoir, double radiator, picture rail.

Dining Room (13' 0" x 11' 01") or (3.96m x 3.38m)

Double glass doors to the conservatory, double radiator, picture rail, door to the garage.

Kitchen / Breakfast Room (13' 11" x 7' 0") or (4.24m x 2.13m)

Upvc double glazed windows to the side and rear, fitted with a range of wall and base units with complementing worksurface over, inset single drainer stainless steel sink unit with mixer tap over, built in oven and four ring electric hob with extractor fan over, space for fridge freezer, plumbing for washing machine, radiator.





Conservatory (10' 02" x 8' 04") or (3.10m x 2.54m)

Windows to the side and double doors to the rear, electric point.

First Floor Landing

Upvc double glazed window to the side, access to roof space.

Bedroom 1 (11' 01" x 11' 01") or (3.38m x 3.38m)

Upvc double glazed window to the front with views towards the reservoir, radiator, picture rail.

Bedroom 2 (13' 03" x 10' 11") or (4.04m x 3.33m)

Upvc double glazed window to the rear with views towards the Mendips, radiator, picture rail.

Bedroom 3 (7' 04" x 6' 11") or (2.24m x 2.11m)

Upvc double glazed window to the front with views towards the reservoir, radiator, picture rail.





Bathroom (8' 10" x 6' 11") or (2.69m x 2.11m)

Upvc double glazed window to the rear, four piece suite comprising:- Panelled bath, corner shower with mains fed shower over, pedestal wash hand basin, low level W.C, radiator, part tiled walls.

Outside

Driveway with parking for multiple vehicles, area of lawn with mature shrubs and trees, raised walled beds, access to both sides of the property.

Generous rear garden with a wide variety of shrubs and trees, patio areas, concealed oil tank, hedge borders, septic tank.

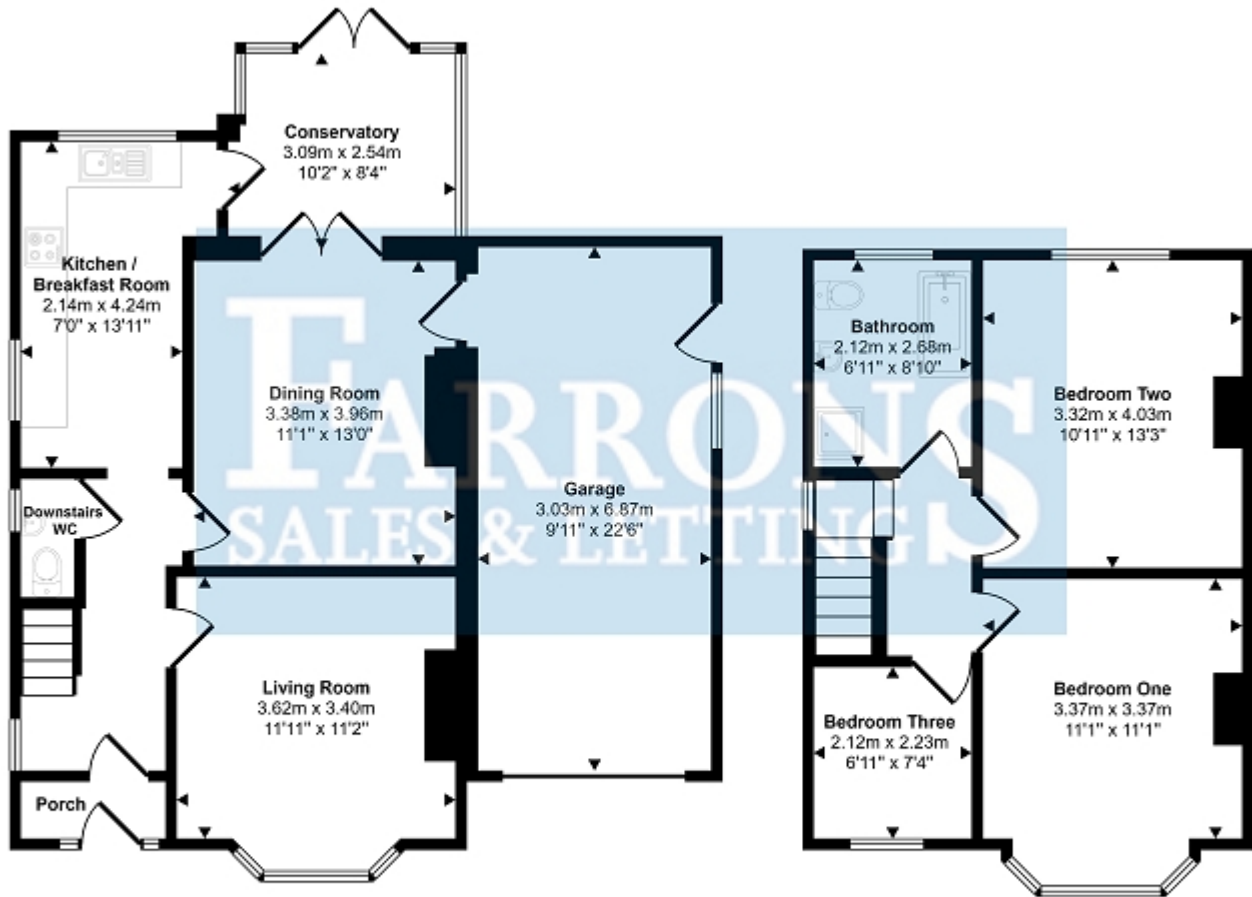
Garage (22' 06" x 9' 11") or (6.86m x 3.02m)

Integral garage with up and over door, wall mounted cupboards, door and window to the side, oil fired boiler, plumbing for washing machine, overhead storage,



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Approx Gross Internal Area
122 sq m / 1313 sq ft



Ground Floor
Approx 78 sq m / 844 sq ft

First Floor
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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