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**CHRISTON ROAD, LOXTON, SOMERSET, BS26 2XH**



**£355,000 FREEHOLD**

## Passionate about Property

NO ONWARD CHAIN! Three bedroom semi-detached property that was remodelled and refurbished circa 2021, providing an attractive open plan kitchen / family room, lounge, utility and downstairs shower room. Outside there is a generous terraced rear garden with superb rural views and a timber-built studio. Viewing Essential.

Council Tax Band: C

### Entrance Hall

Upvc double glazed entrance door and glass insert, radiator, under stairs storage cupboard, wood effect laminate flooring.





**Lounge (16' 04" x 11' 06" Max) or (4.98m x 3.51m Max)**  
Upvc double glazed window to the front and rear elevations with views towards Crook Peak and beyond, double radiator , television point.

**Kitchen / Dining Area (20' 06" Max x 16' 04") or (6.25m Max x 4.98m)**

Upvc double glazed window to the front with views toward Crook Peak, two upvc double glazed windows & door to the rear, fitted with a range of wall and base units with complementing work surface over, inset 1 1/2 bowl sink unit, built in electric oven and hob with extractor over, built in dishwasher & fridge freezer, two radiators.

#### **Utility Area**

Wall mounted LPG gas boiler supplying heating & hot water , plumbing for washing machine, space for tumble dryer, shelved alcoves.

#### **Shower Room**

Upvc double glazed window to the front, Inset shower cubicle with wall mounted mains fed shower with several shower options, vanity unit with inset wash hand basin, low level W.C, tiled flooring, extractor fan, heated towel rail.





### **First Floor Landing**

Access to roof space, upvc double glazed window to the front with views towards Crook Peak and beyond, radiator.

### **Bedroom 1 (11' 06" x 10' 06") or (3.51m x 3.20m)**

Upvc double glazed window to the rear elevation overlooking the garden, double radiator.

### **Bedroom 2 (13' 06" x 7' 10") or (4.11m x 2.39m)**

Upvc double glazed window to the rear elevation overlooking garden, double radiator.





**Bedroom 3 (8' 08" x 8' 08" ) or (2.64m x 2.64m)**

Upvc double glazed window to the front elevation with views towards Crook Peak and beyond, double radiator.

**Bathroom**

Upvc double glazed window to the front elevation, three piece suite comprising: Shower bath with mixer tap and shower over, shower screen, vanity unit with inset wash hand basin, low level W.C, heated towel rail, extractor fan, tiled flooring and tiled walls.

**Outside**

Front Garden: Front pathway to entrance door and access to the rear garden. Rural outlook towards Crook Peak and the surrounding area. Mature garden with seating area.

Rear Garden: Generous garden, currently terraced with steps to the top of the garden which affords a superb view of the surrounding area. Selection of shrubs and lawn areas. Timber studio.



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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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