



WHITCHURCH

Guide price **£535,000**



6 SYMONDS YAT VIEW

Ross-on-Wye, Herefordshire HR9 6FP



Three double bedroom semi-detached House
Generous plot & off road parking
Popular & sought after village location

Being situated in a sought after village, this modern property, built in 2022 is highly energy efficient and eco friendly, having solar panels and air source heating. The stylish family home offers versatile and spacious living accommodation, with ample parking, garage and enclosed gardens. Whitchurch is a popular village where local amenities include village shop, Post Office, restaurants/public house, primary school and village hall.

The nearby pretty market town of Ross-on-Wye, with its picturesque river walks, offers an array of excellent shopping facilities and schools.

The M50 motorway is easily accessible and provides excellent commuter links to the M5 giving good access to Birmingham and the North, Bristol and the South. The A40 leads to the M4 at Newport, giving good access to Cardiff and Wales.



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KEY FEATURES

- Three double bedroom link detached house
- Eco-friendly family home
- Solar panels & air source heating
- Easily accessible transport links
- Generous plot with large gardens
- Off-road parking & garage



STEP INSIDE



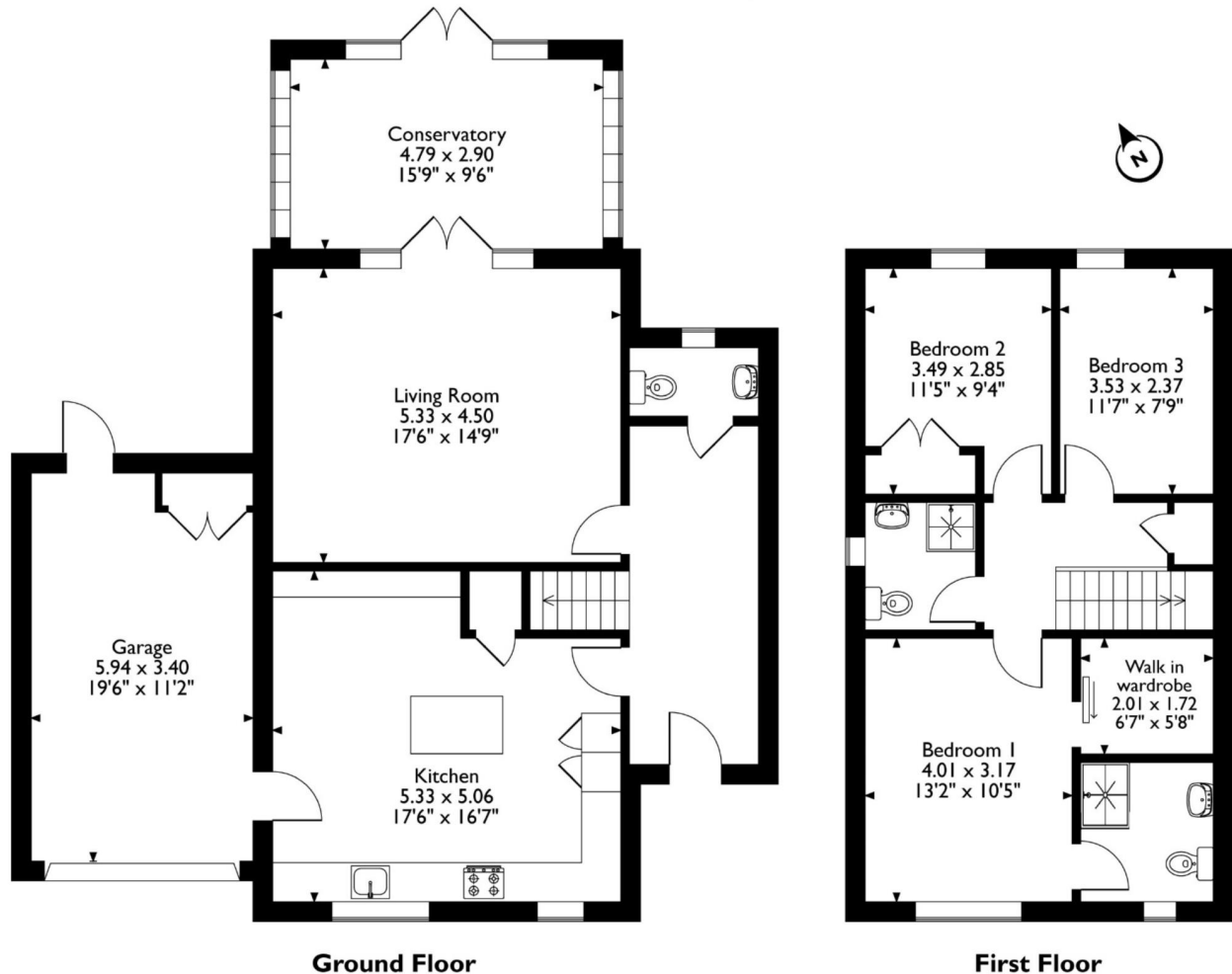
The main entrance opens into a welcoming reception hall with cloak storage, to the rear, there is a convenient downstairs cloakroom, equipped with a fitted heated towel rail, close coupled W.C and a vanity unit with storage.

To the left of the entrance hall is the kitchen/diner, which boasts a sleek design with a range of fitted wall, base and drawer mounted units, which are complemented by Quartz worktops. There are various built in appliances including fridge/freezer, washing machine Siemens oven, microwave/oven, induction hob & extractor. A double sink unit has a view over the front with Quooker hot tap, one will also find an island unit with breakfast stools underneath, perfect for enjoying a morning coffee. There is a door that leads to the garage.

The lounge area is well proportioned and floods natural light, this room is ideal for socialising and large gatherings and features double doors that open into a conservatory area with views over the garden.

The conservatory has patio doors which lead to the garden, creating a seamless indoor-outdoor living experience.

Approximate Gross Internal Area 154 Sq M / 1658 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, the landing gives access into all three bedrooms and the family shower room, there is also an airing cupboard.

The principal bedroom is illuminated in light by two front aspect windows and benefits from a walk in wardrobe, which is fitted out with a range of hanging and shelving options, along with a radiator. The principal bedroom also benefits from a fully tiled en-suite shower room, which is well equipped with Triton Digital Host showers.

This level also includes two additional bedrooms, which both overlook the rear of the property. The third bedroom that can accommodate a single bed or serve as a spacious office. All plug sockets are equipped with USB ports.

As previously mentioned, also located on the first floor is the family shower room, fully tiled from floor to ceiling. This bright space features a shower cubicle with Triton Digital Host shower, sink unit and close coupled W.C.

STEP OUTSIDE



The front of the property offers ample off road parking for 5 vehicles, which leads to the garage. The garage is accessed via an electric door, has power and lighting, along with doors which lead to the garden and kitchen respectively. There is also a lawned area to the right of the driveway.

The rear garden is well manicured and hosts a variety of flowers, shrubs and young fruit trees including, Apple, Plum, Nectarine, Greengage, Fig and soft fruits. The garden has a patio/seating area which flows through seamlessly to lawned areas, all enclosed by fencing surround.

INFORMATION

Postcode: HR9 6FP
Tenure: Freehold
Tax Band: D
Heating: Air Source Heat
Pumps
Drainage: Mains
EPC: A





DIRECTIONS

From Ross-on-Wye, taking the A40 Westbound towards Monmouth and take the exit at Whitchurch. Take the second exit at the mini roundabout and follow the road over the bridge, and at the staggered junction, turn left onto Llangrove Road. Continue on this road, turning left into Symonds Yat View, where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		93	95
(92-100)	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 & Wales		EU Directive 2002/91/EC	

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