



20 Abbey Close
Curry Rivel, TA10 0EL

George James PROPERTIES
EST. 2014

20 Abbey Close

Curry Rivel, TA10 0EL

Guide Price - £415,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

20 Abbey Close is an attractive, modern detached bungalow situated within this quiet cul-de-sac. The bungalow has been improved and modernised by the current owner including reconfiguring the accommodation layout and a superb extension leading from the kitchen. The bungalow has a newly newly fitted main shower room as well as an extended en-suite shower room to the main bedroom. Fitted wardrobes have been added to the larger bedrooms whilst the third bedroom has French doors leading to the garden allowing this versatile bedroom to be used as a further sitting room or work room. Outside the property occupies a large plot with ample parking and garage. The private rear garden has a large patio area with glass veranda.

Services

Mains water, drainage and electricity are all connected. Oil fired boiler fitted in 2022 providing hot water and central heating. Council tax band E.

Amenities

Curry Rivel offers a good range of village amenities with General Store, Post Office, popular Public House and restaurant, Petrol Station and Sandpits Heating Centre incorporating the popular Living Pretty tea rooms. There is a C of E Primary School in the village and Huish Episcopi Academy and Sixth Form College approximately 3 miles distant. Langport is approximately three miles away with wide range of amenities including Tesco. The County Town of Taunton is approximately twelve miles to the West and offers excellent shops and services with private schooling and leisure facilities. The M5 can be joined at junction 25 and there is a mainline railway station at Taunton.

Entrance Hall

Entrance door leads to the entrance hall with radiator, built in cloaks cupboard and utility cupboard with space for washing machine. Access hatch to the loft space with high quality ladder. The attic has been boarded with storage shelving.

Sitting Room 20' 7" x 12' 11" (6.28m x 3.93m)

With window to the front and side, two radiators and fireplace housing cast iron wood burning stove.



Kitchen/Breakfast room. 15' 11" max x 13' 3" max (4.85m max x 4.03m max) 'L' shaped room

With window to the rear and glazed door to the side. Opening to the dining room/day room. Range of modern newly fitted base and wall kitchen units with work surfaces over and breakfast bar. One and a half bowl sink unit with mixer tap and range cooker with extractor hood over. Fitted dishwasher and fitted fridge.

Dining Room/Day Room 11' 4" x 9' 7" (3.46m x 2.93m)

With window to the side and French doors to the garden. Radiator and wall uplighters.

Bedroom 1 12' 2" x 11' 11" (3.70m x 3.63m)

With window to the front, radiator and range of built in wardrobes.

En-Suite Shower Room

With window to the front, low level WC, vanity sink unit and large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 12' 7" x 9' 10" (3.84m x 3.00m)

With window to the rear, radiator and range of built in wardrobes.

Bedroom 3/Study 9' 7" x 9' 6" (2.93m x 2.89m)

With French doors to the garden and radiator.

Shower Room

With window to the rear, modern suite comprising low level WC, vanity wash hand basin and corner shower cubicle with mains shower. Heated ladder towel rail.

Outside

To the front of the bungalow are lawned gardens with gravel borders, a driveway leads to the garage with additional gravelled parking area. A pedestrian gate leads to the covered side path and access to the rear garden.

Garage 16' 8" x 9' 5" (5.09m x 2.86m)

With pedestrian door to the side and up and over garage door. Power and light connected with oil fired boiler.

The rear garden has a timber potting shed, greenhouse and large timber workshop. The garden is laid to gravel with various raised beds and patio area with newly installed high quality glass veranda.

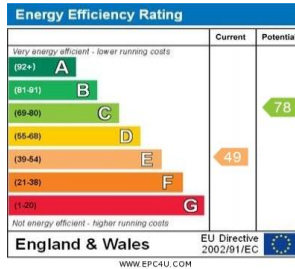


GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.