



24 Dyers Road
Curry Rivel, TA10 0PR

George James PROPERTIES
EST. 2014

24 Dyers Road

Curry Rivel, TA10 0PR

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

24 Dyers Road is a very well presented semi-detached home, situated in the popular Village of Curry Rivel with delightful countryside views. The property consists of three bedrooms, a recently installed shower room upstairs, and a cosy living room, kitchen and wonderful garden/dining room downstairs. The garden is a real highlight, with the house sitting in a large corner plot, giving plenty of potential to extend the house to the side and rear. There is a summerhouse, garage and plenty of parking with an in and out driveway.

Services

Mains drainage, water and electricity are connected. Oil fired central heating to radiators. Garage has lighting and power. Council Tax band B.

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

Access to living room and kitchen.

Living Room 15' 1" x 10' 5" (4.60m x 3.17m)

Window to front and rear (into garden room), radiator, pretty exposed brickwork fireplace with woodburning stove on tiled hearth.



Kitchen 15' 11" x 9' 2" (4.84m x 2.79m)

Double glazed uPVC windows front and rear, single glazed opaque window to side, one and a half bowl stainless steel sink and drainer with mixer taps, electric oven with halogen hob, set in feature fireplace, floor mounted Worcester oil fired boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, tiled splash backs.

Garden/Dining Room 19' 0" x 8' 8" (5.80m x 2.64m)

A very versatile room. Double glazed uPVC windows to both the rear and side, uPVC double glazed French doors to the rear and side, tiled floor, radiators, under stairs storage cupboard, marble tiled flooring.

First Floor Landing

Double glazed window to the rear, allowing for pleasant views over the neighbouring countryside.

Bedroom 1 11' 1" x 9' 1" (3.37m x 2.78m)

Window to front, radiator, deep built in wardrobes, feature Victorian cast iron fireplace, access to the attic.

Bedroom 2 9' 7" x 8' 0" (2.91m x 2.43m)

Window to front, decorative exposed brick fireplace.

Bedroom 3 7' 7" x 5' 8" (2.32m x 1.72m)

Window to rear with countryside views, currently used as a dressing room with shelves and clothes rails, but the sellers can remove these on completion if required.

Shower Room 6' 1" x 6' 0" (1.86m x 1.82m)

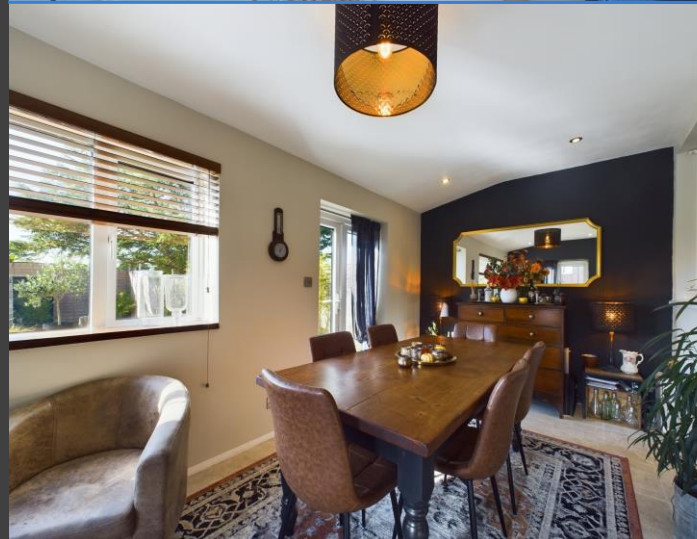
Frosted window to rear. This beautiful and stylish shower room has been recently installed, and consists of walk in double-length shower with rainfall shower head, low level WC, sink with vanity storage, chrome heated towel rail, extractor fan.

Garage

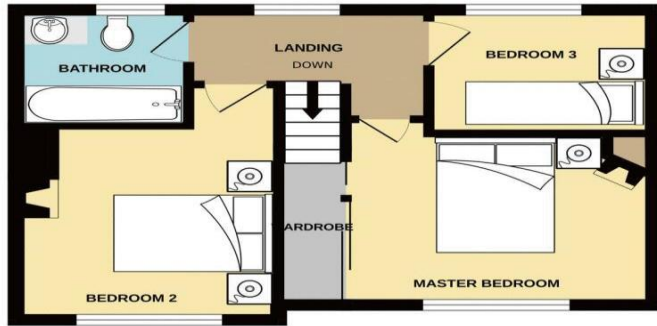
Single detached garage with power and lighting.

Outside

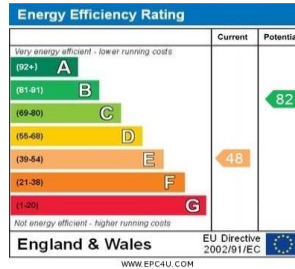
The highlight of the property is the garden. To the front is a stone shingle driveway with plenty of parking and in and out entrances. A pathway leads to the front door. The rear garden is partially split into two, with an area of decking and stone shingle leading directly from the garden room, and a large lawned area to the left with decking and seating the rear. There is a summerhouse which is a lovely space to enjoy on a sunny day.



1ST FLOOR



GROUND FLOOR



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 ©2023

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.