



1 Stanchester Way
Curry Rivel, TA10 0PS

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Stanchester Way offers the perfect opportunity for buyers to put their stamp on a lovely detached house. Positioned on a prime corner plot, the property offers far reaching countryside views from all front facing windows. On the ground floor is a WC, sitting room, modern kitchen and utility room, and there are three bedrooms and a family bathroom on the first floor. Externally, the property comes with wrap around gardens laid to lawn, a large driveway for parking which leads to a single garage with electric door. No chain and a great opportunity for investors or buyers looking to make the step up to a detached house.

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.

Services

LP gas heating. Mains electricity, drainage and water. Council tax band D.

Solar Panels

PLEASE NOTE - This property comes with solar panels fitted on the roof. They were installed 12 years ago and have the remainder of a 25 year lease left to run. We are informed by the sellers that the property benefits from these with reduced energy bills. Please check with your mortgage advisor if you will be able to get finance on this property before booking your viewing. A copy of the lease is available on request and the property has been realistically priced to reflect this.



Entrance Hall

Frosted glazed front door and window, radiator.

Downstairs WC 5' 5" x 3' 5" (1.64m x 1.05m)

Window to front, close coupled WC, wash hand basin, white heated towel rail.

Sitting Room 17' 10" x 11' 9" (5.44m x 3.57m)

Window to front, glazed patio door to rear, radiator, wood burning stove on marble hearth.

Kitchen/Breakfast Room 11' 11" x 11' 11" (3.64m x 3.64m)

Window to rear, radiator, one and a half sink with drainer, four ring induction hob with extractor over, space for dishwasher and under counter fridge, cupboard housing modern Worcester boiler, pull out spice cupboard, breakfast bar.

Utility Room 9' 3" x 5' 8" (2.81m x 1.72m)

Door to rear garden, frosted window to front, under counter space for fridge/freezer, plumbing for washing machine.

First Floor Landing

Window to rear, radiator, access to attic.

Bedroom 1 11' 10" x 11' 7" (3.61m x 3.54m)

Window to front with views, radiator, two storage cupboards.

Bedroom 2 10' 7" x 8' 9" (3.22m x 2.67m)

Window to front with views, radiator, storage cupboard.

Bedroom 3 8' 8" x 8' 2" (2.64m x 2.50m)

Window to rear, radiator.

Family Bathroom 6' 10" x 5' 6" (2.09m x 1.67m)

Frosted window to rear, traditional column radiator, low level WC, wash hand basin, bath with shower with rainfall head over.

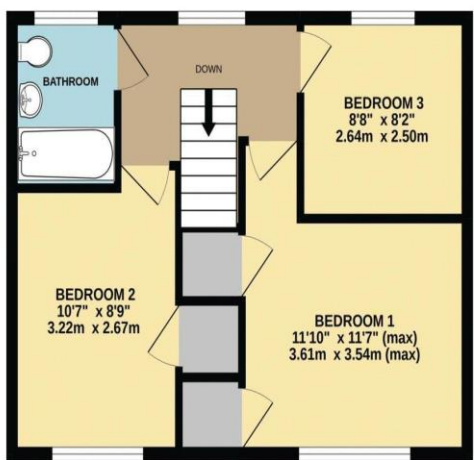
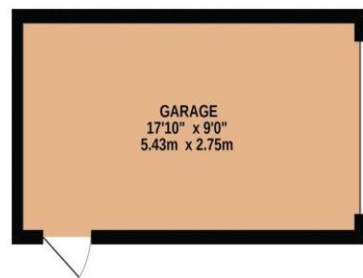
Garage 17' 10" x 9' 0" (5.43m x 2.75m)

Electric garage door.

Outside

The property sits in a generous corner plot, with large areas of lawn with mature trees and shrubs. There is a patio to the rear for seating, a shed, wood store and bin store. There is an extended driveway with parking for several vehicles or a motorhome leading to the garage.

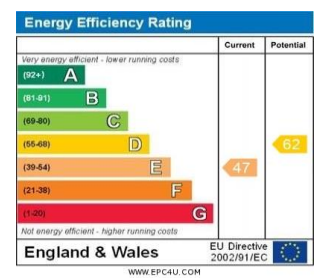




GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.



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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.