



Rivermoor House

Martock Road, Long Load, TA10 9JX

George James PROPERTIES
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Rivermoor House

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Guide Price - £525,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Rivermoor House is a very well presented detached family home built in the 1980's and situated in the extremely popular and semi-rural village of Long Load. The property comprises of large living room, separate dining room, kitchen and utility room with WC downstairs, and four bedrooms and a family bathroom upstairs. A room has been created in the master bedroom with plumbing already in place should a purchaser wish to convert this into an ensuite shower room. Outside is a beautiful lawned garden with summerhouse and garden shed, and a secluded gated driveway to the front allowing ample parking space for cars, bikes and motorhomes/caravans. This leads to a garage with additional storage in the attic.

Amenities

Long Load enjoys an active community with activities, clubs and societies along with a thriving village hall and 'pop up' pub once an month. Long Load shares amenities with the nearby village of Long Sutton, just over a mile away, including parish church, post office/store, primary school, hotel/restaurant and popular 18 hole golf course. The larger centres of Somerton (4 miles), Martock (3 miles) and Langport (5 miles) are readily accessible and offer good shopping, educational and recreational facilities. The administrative town of Yeovil is within 8 miles and the A303 (linking with the M3) is about 4 miles away.

Services

Mains gas, electricity, drainage and water connected. Council Tax Band F.

Entrance Hall

Replacement UPVS door with frosted window, radiator, storage cupboard, space under stairs for storage or a desk, stairs rise to first floor.

Living Room 22' 3" x 16' 2" (6.79m x 4.92m)

With window to front, sliding doors to rear garden, two radiators, feature inglenook fireplace with wood burning stove.

Dining Room 15' 9" x 8' 11" (4.81m x 2.72m)

Measurement into bay window. With window to side and bay window to front, radiator.



Kitchen 14' 8" x 8' 6" (4.48m x 2.60m)

With window to rear, radiator, range of matching wall and base units, space for fridge/freezer and dishwasher. Electric oven and hob with extractor over, stainless steel one and a half sink with drainer.

Utility Room 6' 9" x 5' 4" (2.05m x 1.62m)

With window to rear, replacement door to driveway, space for washing machine and tumble dryer, stainless steel sink with drainer, Worcester combination boiler.

WC

With frosted window to side, radiator, close coupled WC, sink.

First Floor Landing

With window to front, radiator, access to attic, storage cupboard.

Bedroom One 16' 2" x 12' 2" (4.94m x 3.70m)

With window to front, radiator, fitted wardrobes, large storage cupboard with electricity and plumbing already in place for conversion to a shower room en-suite.

Bedroom Two 12' 10" x 10' 2" (3.91m x 3.1m)

With window to front, radiator, fitted wardrobes.

Bedroom Three 10' 9" x 9' 4" (3.27m x 2.85m)

With window to rear, radiator.

Bedroom Four 10' 6" x 8' 6" (3.20m x 2.60m)

With window to rear, radiator.

Bathroom 11' 2" x 5' 7" (3.40m x 1.69m)

With window to rear, chrome heated towel rail, bath with shower connected, corner shower enclosure, close coupled WC, sink.

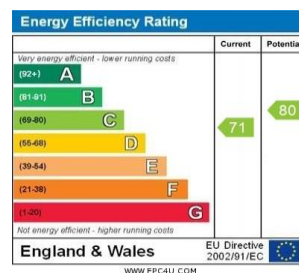
Outside

The property is discreetly set back from the road with hedges and is approached by a 5 bar wooden gate. There is ample parking and hardstanding to the front for multiple vehicles including campervans. The driveway leads down the side of the house to a large single garage with up and over door. The garage has electricity, power and is boarded for further storage. A side gate leads to the private west facing rear garden, which is a generous size and is mainly laid to lawn, with a patio and pathway with external tap. There is a tastefully decorated storage shed and a modern summerhouse with external power sockets built onto a level patio space. The property benefits from pretty views to both the front and rear.





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

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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