



Andira

Townsend, Curry Rivel, TA10 0HN

GeorgeJames PROPERTIES
EST. 2014

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Townsend, Curry Rivel, TA10 0HN

Guide Price - £525,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well presented detached family house that has been extended to the first floor providing excellent additional living accommodation. The property comprises entrance hall with cloakroom/WC, dining room and sitting room, there is also a kitchen with separate utility room. To the first floor there are four double bedrooms and family bathroom, bedrooms 1 and 3 both have en-suite shower rooms. The main bedroom suite is a generous size, double aspect room. To the outside there is ample off road parking and double garage. The large rear gardens offer a good degree of privacy with large timber shed and greenhouse.

Amenities

Curry Rivel offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre. There is also the very popular Firehouse village pub and restaurant. 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

Mains water, drainage and electricity are all connected. Oil fired combination boiler providing hot water and central heating. The property has been fitted with solar panels, the panels are owned by the property and are currently on a generous feed in tariff.

Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Radiator and understairs cupboard.

WC

With low level WC and wash hand basin.

Sitting Room 20' 7" x 11' 8" (6.28m x 3.56m)

With deep bay window to the front and patio doors to the rear garden. Two radiators.

Dining Room 10' 11" x 10' 0" (3.33m x 3.06m)

With window to the side and radiator.



Kitchen 10' 11" x 10' 6" (3.34m x 3.20m)

With window to the front, range of base and wall units with one and a half bowl sink unit. Built in eye level double oven and four ring Smeg ceramic hob with extractor hood. Space for dishwasher and fridge.

Utility Room 9' 0" x 6' 0" (2.75m x 1.83m)

With door to the side. Base and wall units with space for washing machine, tumble dryer and fridge freezer. Oil fired combination boiler.

Landing

With window to the front, access to loft space and built in airing cupboard.

Bedroom 1 16' 7" x 15' 9" (5.05m x 4.81m)

With windows to the front and side. Radiator and range of mirror fronted wardrobes.

En-Suite Shower Room

With roof window. Shower cubicle with electric shower, vanity storage units with low level WC and wash hand basin. Heated ladder towel rail.

Bedroom 2 11' 1" x 11' 0" (3.38m x 3.35m)

With window to the rear and radiator. Built in mirror fronted wardrobe.

En-Suite Shower Room

With window to the side. Large shower cubicle with electric shower. Low level WC and wash hand basin. Radiator.

Bedroom 3 12' 0" x 10' 9" (3.65m x 3.28m)

With window to the front and radiator. Built in mirror fronted wardrobe.

Bedroom 4 12' 0" x 9' 7" (3.65m x 2.92m)

With window to the rear and radiator.

Bathroom 8' 10" x 5' 11" (2.70m x 1.81m)

With window to the front. 'P' shaped bath with shower attachment and screen. Low level WC and vanity wash hand basin. Heated ladder towel rail.

Outside

The house is approached via a vehicular drive with parking and turning area. There is a lawned front garden and side path and gate leads to the rear.

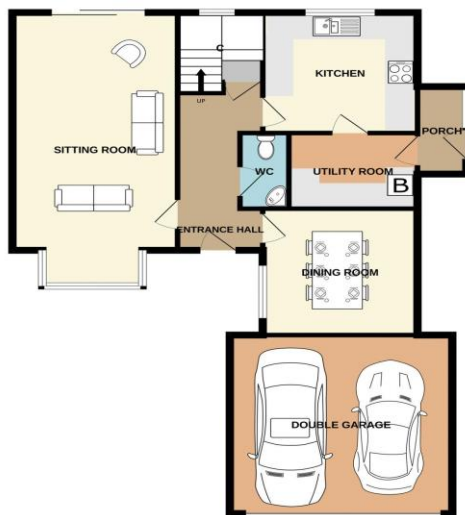
Double Garage 15' 11" x 15' 5" (4.86m x 4.70m)

With electric up and over garage door, power and light connected.

To the rear of the house is a patio area with outside lighting and water tap. The gardens are mainly laid to lawn with mature trees and shrubs. Towards the end of the garden there is a large timber garden shed and greenhouse.



GROUND FLOOR
89.5 sq.m. approx.



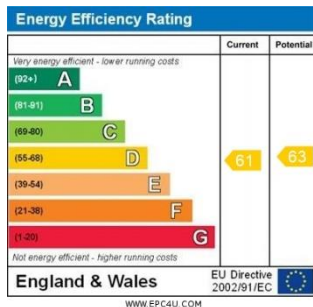
1ST FLOOR
83.9 sq.m. approx.



TOTAL FLOOR AREA: 173.4 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.

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