



Misty Cottage, Curry Rivel,
Langport, Somerset, TA10 0NR

Guide Price £365,000

3 bedrooms
Ref:EH000531



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Overview

- An individual three bedroom house.
- Popular village location.
- Integral garage and ample off-road parking.
- Central heating.
- Beautiful conservatory.
- Private rear garden.
- Good decorative order.
- Potential to extend STPP.



An individual three bedroom detached family home on the edge of a popular village with ample parking and private garden. Further accommodation comprises, lounge, kitchen, cloakroom, generous conservatory/dining room and a family bathroom. Other benefits include, an integral garage, off-road parking and rear garden.



Accommodation

A glazed door with window to one side and storm porch over opens into:

Entrance Hall: Stairs rise to the first floor with a storage cupboard under, a further cupboard provides hanging space and shelving. There is one radiator and doors lead off to:

Cloakroom: This room has one window to one side, a heated towel rail, a low level W.C. with concealed cistern, a wall hung hand wash basin with storage cupboard under and tiles to splash prone areas.

Lounge/Diner: 24' 4" x 10' 6" (7.42m x 3.21m)
A light and airy room with one window to the front, patio sliding doors give borrowed light from the conservatory and two radiators. An electric fire is set in a stone fireplace, (the old fireplace is set in behind, so a log burner could be installed if required).

Kitchen: 11' 8" x 8' 11" (3.56m x 2.71m)
There is a glazed door to one side that opens to the driveway, a window gives borrowed light from the conservatory and there is one radiator. A one and a half bowl stainless steel sink unit with





drainer to one side has a mixer tap over storage cupboard under. A further range of white wall hung, floor standing and drawer kitchen units above and below a square edge work surface with coloured splash back. A double oven and grill, four ring hob with extractor hood over and an integral fridge are all included in the sale. Doors lead off to the hall and to the lounge:

Conservatory: 19' 8" x 10' 5" (5.99m x 3.18m) + 10' 5" x 8' 5" (3.17m x 2.56m)

Constructed of uPVC and double glazed units on a dwarf wall with poly carbonate roof and bamboo hardwood flooring. French doors open to the patio, patio sliding door to the lounge and an internal door opens to the garage.

Integral Garage: 17' 0" x 9' 6" (5.17m x 2.90m)

An up and over door to the front, a glazed window to the rear, light, power and water are all connected. The Grant oil fired boiler is also located here.

Stairs rise to the first floor:

Landing: There is one window to the side, a storage cupboard, a loft entrance hatch (loft is partially boarded with light). Doors lead off to:

Bedroom 1: 11' 11" x 10' 7" (3.62m x 3.22m)

There is one window to the front, one radiator and built in wardrobe.

Bedroom 2: 11' 11" x 10' 6" (3.62m x 3.21m)

This room has one window to the rear, one radiator and built in wardrobe.



Bedroom 3 'L' Shaped: 8' 11" x 6' 3" (2.73m x 1.91m) + 5' 7" x 2' 8" (1.69m x 0.82m)

There is one window to the rear, one radiator and a storage cupboard.

Bathroom: 8' 11" x 6' 2" (2.72m x 1.88m)

There is one window to the rear, a heated towel rail, shower enclosure with mains fed shower and aqua panels, a jacuzzi style bath, a low-level W.C, a wash basin with storage cupboard and tiling.

Outside

Front: Largely laid to brick driveway with gravel and flower bed borders, panel fencing to back and side boundaries and a brick wall to front. Triple gateway allows easy access for larger vehicles such as a caravan. Path to side gives pedestrian access to the rear. There are power points, water taps and security lights in the front and rear of the garden.

Rear: Largely laid to lawn, with patio area, raised decking area ideal for entertaining, panel fencing and hedging comprise the boundaries. The greenhouse is included in the sale and also included is the shed, which has power and light connected.

AGENYS NOTES

The domestic hot water is heated by hot water exchange system, with an immersion heater as back up.



Directions: On entering Curry Rivel from the Langport direction take the first right onto Currywoods Way and the property will be found on the left hand side indicated by an English Homes For Sale board.

Amenities: Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, tea rooms, garage, petrol station with post office, church, primary school and excellent restaurant/public house. Langport amenities fulfil most day to day needs, with a variety of shops which include a Tesco Store, medical centre, various churches and schools for all ages including the well-known Huish Academy. The town of Langport itself lies only about eight miles north of the A303 which connects to the national motorway network. Curry Rivel is well placed for the larger towns of Taunton 9 miles with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington). The Dorset coast lies about 25 miles away. Locally there are many clubs that may interest the potential buyer, Rotary, Probus, U3A, Inner Wheel and the W.I.

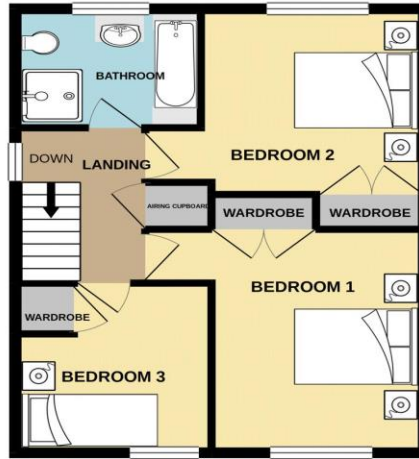


VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

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1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



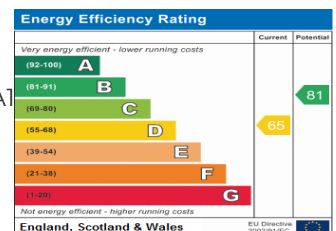
TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

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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