



20 Abbey Close,
Curry Rivel, Somerset, TA10 0EL

Guide Price £325,000

2 bedrooms
Ref:EH001167



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Overview

- A two bedroom (formally three) detached bungalow in a cul-de-sac location.
- Recently fitted bathroom and en-suite.
- Spacious kitchen/diner
- Private rear garden.
- Double glazing and central heating.
- Ample parking.
- Popular village with excellent local pub/restaurant.



Formally a three-bedroom detached bungalow in a favoured cul-de-sac location in a popular village. The property now comprises, two double bedrooms, a recently fitted bathroom and en-suite to master, a spacious kitchen/diner, a lounge, an integral garage, ample off-road parking and a landscaped private garden to the rear.



Accommodation

A part glazed UPVC door opens to:

Entrance Hall:

There is one radiator, a loft entrance hatch (loft ladder, partly boarded, light and power point in loft), an airing cupboard housing a hot water cylinder with slatted shelving, doors leads off to the following:

Lounge: 20' 8" x 12' 11" (6.29m x 3.94m)

There is one window to the front and one to the side, two radiators and a feature stone fireplace with open fire.

Bedroom 1: 12' 1" x 11' 9" (3.68m x 3.58m)

There is one window to the front, one radiator and a door that leads to the:

En-suite:

This room has been recently re-fitted with a modern white suite which comprises a low level W.C. with concealed cistern, a sink unit with storage cupboard under, newly tiled shower enclosure with Mira electric shower and fully tiled walls, one window to the front and one radiator.

Bedroom 2: 10' 8" x 9' 10" (3.25m x 2.99m)

There is one window to the rear and one radiator.

Bathroom:

Recently re-fitted with a modern white suite which comprises a low level W.C. with concealed cistern, a sink unit with storage cupboard under and mixer taps over, a paneled bath with mixer tap and shower attachment to one end and tiles to splash prone areas, one window to the rear and one radiator.

Kitchen/Diner:
Kitchen: 10' 1" x 7' 11" (3.07m x 2.41m)

There are two windows to the rear and a part glazed door to the side. A one & half stainless steel sink with drainer to one side, has a mixer tap over and a storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface. A Zanussi Electric Cooker with extractor hood over is included in the sale at the asking price. There is space for an upright fridge/freezer and a under counter fridge and space and plumbing for a dishwasher and washing machine. There is a tiled floor and tiles to splash prone areas.

Diner "L" Shaped: 15' 5" x 10' 1" (4.69m x 3.07m) + 12' 4" x 3' 11" (3.76m x 1.19m)

There are a pair of french doors that open to the rear onto a patio area, built in storage cupboards, and two radiators.

Garage: 17' 2" x 9' 0" (5.22m x 2.74m)

There is an up and over door to the front and a pedestrian door to the side, a floor standing oil fired boiler, a fuse board, light and power is connected.

Outside:
Front:

A tarmac drive gives vehicular access to garage and provides off road parking with further graveled area to one side that provides extra parking. An area to one side is largely laid to lawn with flower bed borders, a path leads to the front and a path to one side which provides pedestrian access to the rear garden.

Rear:

A landscaped garden with two patio areas which would be ideal for entertaining, a lawned area with flower bed borders. To one side there is a vegetable growing area with small garden shed and a 11ft x 7ft poly tunnel included in the sale. A hard standing and wiring for a Hot tub has been installed by the current owner (the hot tub is not included in the price).

and then the first left into Abbey Close, continue through the development and take the first turning right into the cul-de-sac and the property will be found on the right hand side.

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.

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

Directions:

On entering Curry Rivel from the Langport direction take the second left into Drayton Lane

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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Energy Performance Certificate

 HM Government

36, Abbey Close, Curry River, LANGPORT, TA10 8EL

Building type:

Detached house

Date of assessment:

14 July 2020

Date of certificate:

14 July 2020

Use this document for:

- * Compare current energy costs to the energy costs of the most energy efficient
- * Find out how you can save energy and reduce your energy bills
- * Find out how you can save energy and reduce your energy bills

Estimated energy costs of heating for 3 years

Over 3 years you could save

£ 4,561

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 2,000 over 3 years	£ 2,000 over 3 years	£ 0 over 3 years
Heating	£ 2,000 over 3 years	£ 2,000 over 3 years	£ 0 over 3 years
Hot Water	£ 400 over 3 years	£ 400 over 3 years	£ 0 over 3 years
Totals	£ 4,400	£ 4,400	£ 0 over 3 years

These figures show how much the average household would spend in three years for heating, lighting and hot water, and are not based on energy used by individual households. The average energy use for heating, lighting and hot water, and are not based on energy used by individual households. The average energy use for heating, lighting and hot water, and are not based on energy used by individual households.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of understanding the recommendations on page 5.

The average energy efficiency rating for a dwelling in England in 2018 was 69 out of 100.

The EPC rating shows how a home or building performs in terms of energy efficiency.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.