



17 Maple Road, Curry Rivel,
Langport, Somerset, TA10 0AG

Guide Price £425,000

4 bedrooms
Ref:EH001723



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Overview

- 4 Bedroom detached house
- No onward chain
- Double garage & off road parking for numerous vehicles
- Master with en-suite
- Sought after village with good local shops, walks and public house/restaurant
- Views to open countryside
- Convenient access to M5 motorway & A303
- Cloakroom



A modern, well presented 4 bedroom detached house with the benefits of no onward chain, countryside views to the front, double garage with additional parking, end of cul-de-sac location, popular village location, cloakroom, en-suite, integral appliances, gas central heating and double glazing. With accommodation comprising entrance hallway, cloakroom, living room, kitchen/dining room, utility, 4 bedrooms and family bathroom.



Accommodation: A part glazed door opens to:

Entrance Hallway: Front aspect uPVC double glazed window, porcelain tiled flooring, radiator, stairs rising to first floor landing, smoke detector, doors lead off to:

Living Room: 19' 7" x 10' 10" (5.96m x 3.29m)
Front aspect uPVC double glazed window with views to open countryside, 2 full length uPVC double glazed windows, uPVC double glazed French doors leading to the rear garden, 2 thermostatic controlled radiators, television point, telephone point, USB charging points and fibre broadband points.

Kitchen/Dining Room: 19' 7" x 11' 4" (5.96m x 3.45m)
Maximum measurement narrows to 2.48m. Dual aspect uPVC double glazed windows to front and rear, 2 thermostatic controlled radiators, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, 5 ring stainless steel hob with stainless steel extractor hood over, built in oven and grill, integrated dishwasher and fridge/freezer, tiled splash backs, central island with plug socket & USB charging point, porcelain tiled flooring, inset spot lights, door through to:



Utility: 9' 5" x 4' 11" (2.88m x 1.51m)

Maximum measurements. Roll top work surface, space and plumbing for washing machine, space for tumble dryer, wall mounted cupboards, thermostatic controlled radiator, extractor fan, door to under stairs storage cupboard with lighting, double glazed door to the rear garden.

First Floor Galleried Landing: Thermostatic controlled radiator, smoke detector, loft hatch access with loft ladder and lighting, airing cupboard with combination boiler and slatted shelving, doors lead off to:

Bedroom 1: 11' 3" x 11' 0" (3.43m x 3.35m)

Maximum measurements. Rear aspect uPVC double glazed window, thermostatic controlled radiator, USB charging points, mirror fronted double wardrobe with shelving above, door through to:

En-Suite: Rear aspect opaque uPVC double glazed window, tiled window sill, double shower cubicle, low level toilet with concealed cistern, pedestal wash hand basin with mixer taps, heated towel rail, shaver point with strip light, inset spot light, extractor fan.

Bedroom 2: 11' 3" x 9' 6" (3.42m x 2.90m)

Maximum measurements. Rear aspect uPVC double glazed window, thermostatic controlled radiator, USB charging points.

Bedroom 3: 9' 9" x 8' 11" (2.98m x 2.71m)

Maximum measurements. Front aspect uPVC double glazed window with countryside views, thermostatic controlled radiator, USB charging point, telephone point.

Bedroom 4: 8' 0" x 7' 8" (2.43m x 2.34m)

Front aspect uPVC double glazed window with countryside views, thermostatic controlled radiator, built in mirror fronted double wardrobe with shelving above.

Bathroom: Front aspect opaque uPVC double glazed window, bath with side panel, mixer taps and wall mounted shower attachment, glass shower screen, pedestal wash hand basin with mixer taps, low level



toilet with concealed cistern, heated towel rail, inset spot lights, extractor fan.

Outside:

Front & Parking: There is a tarmac driveway providing off road parking for numerous vehicles. There is a paved disabled access to the property with a courtesy gate to the rear.

Double Garage: The double garage has been partitioned to incorporate a single garage & an insulated additional family room.

Garage: 20' 2" x 10' 3" (6.15m x 3.13m)

A brick based garage under a pitched tiled roof with metal up and over door, power lighting and storage space above.

Study/Family/Games Room: 19' 5" x 10' 0" (5.91m x 3.06m) Versatile in its' use with power, lighting, USB charging point. This could be easily converted back to a garage should it be required.

Rear: There is a paved patio area, the garden is laid mainly to lawn with well stocked borders. The garden is enclosed by both fence panels and walls. Enclosed in the garden is a garden shed included which has power and lighting. A courtesy door takes you to the garage/family room.



Services: Mains electric, drainage and water are connected with gas coming from a communal tank that fuels the development.

Service Charge: There is an annual maintenance charge that was £200 last year and this covers maintenance of the shared spaces.

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.

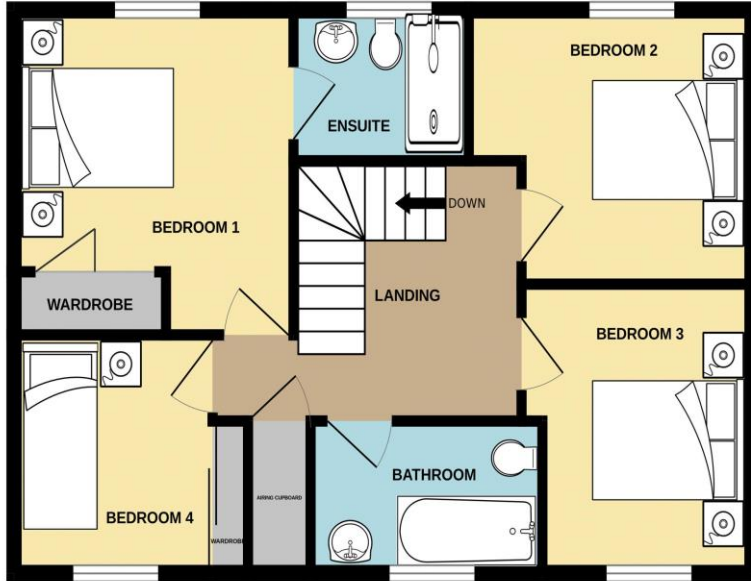


Viewings Strictly By Appointment:

Langport Office 01458 252530 sales@english-

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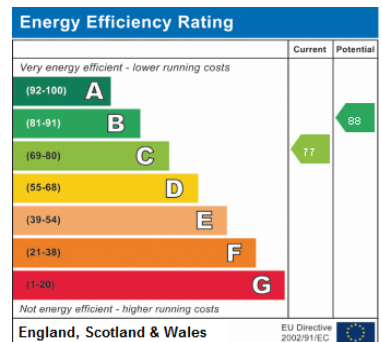
1ST FLOOR



GROUND FLOOR



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