



Orchard View, Curry Rivel,
Langport, Somerset, TA10 0EZ

Offers In Excess of
£450,000

3 bedrooms
Ref:EH001779



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Overview

- Versatile 3 bedroom detached chalet bungalow
- Master bedroom with en-suite
- Living room, conservatory & dining hall
- Adaptable accommodation depending on family size
- Private location yet convenient access to all amenities
- Garage and parking for numerous vehicles
- South facing garden making the property light & airy
- Tandem garage & workshop



A versatile 3 bedroom detached chalet bungalow located in a tucked away position, yet easy access to the high street, together with a generous part walled garden. With benefits including its' position, a tandem garage, off road parking for numerous vehicles, master with en-suite, workshop, well landscaped garden with vegetable plot, uPVC double glazing and oil fired central heating. Internal viewing is a must to appreciate the size and standard of this lovely home.



ACCOMMODATION: Composite door provides access to:

Entrance Porch: Front aspect opaque uPVC double glazed window, ceiling light, opaque uPVC double glazed door to:

Hallway: Smoke detector, cloaks cupboard with shelving above, radiator, doors off to:

Living/Dining Room: 21' 10" x 12' 10" (6.66m x 3.91m) Maximum measurement. Front aspect uPVC double glazed Bay window, radiator, engineered Oak flooring, feature fireplace with slate hearth and wood mantel, radiators, coving, uPVC double glazed patio doors through to:

Conservatory: 15' 7" x 7' 7" (4.76m x 2.30m) With insulated roof, Velux windows, dual aspect uPVC double glazed windows giving views over the garden, tiled flooring, inset spot lights, television point, uPVC double glazed patio doors through to rear garden, opaque uPVC double glazed door to utility and uPVC double glazed door to kitchen.

Utility Room: 8' 0" x 5' 9" (2.44m x 1.74m) Velux window, rear aspect uPVC double glazed window giving views to the rear garden,





stainless steel sink and drainer, low level kitchen unit, tall floor standing cupboard, roll top work surfaces, space and plumbing for washing machine, space for tumble dryer, inset spot lights, tiled flooring, uPVC double glazed door giving access to the rear garden.

Kitchen: 11' 4" x 8' 9" (3.46m x 2.67m)

Rear aspect uPVC double glazed window, 1 1/2 bowl sink and drainer with mixer taps, built in induction hob, stainless steel splash back and extractor hood and light, Granite roll top work surface, built in double oven and grill, space for upright fridge/freezer, radiator, tiled flooring, pelmet lighting, spot lights, smoke detector, uPVC double glazed door to conservatory.

Bedroom 3: 9' 7" x 7' 5" (2.92m x 2.25m)

Front aspect uPVC double glazed window, built in double wardrobe and shelving, radiator.

Bedroom 2: 13' 3" x 9' 7" (4.05m x 2.92m)

Measurement not into Bay. Front aspect uPVC double glazed bay window, radiator.

Bathroom: 2 rear aspect opaque uPVC double glazed windows, bath with side panel, mixer taps, shower over with glass shower screen, low level dual flush toilet, pedestal wash hand basin with mixer taps, heated towel rail, tiled splash backs, inset spot lights, linen cupboard with slatted shelving.

Dining Hall/Study: 11' 11" x 9' 1" (3.62m x 2.78m)

Rear aspect uPVC double glazed window, radiator, stairs rising to first floor landing.

Landing: Storage cupboard, smoke detector, door through to:

Bedroom 1: 18' 1" x 11' 10" (5.50m x 3.61m)

Rear aspect uPVC double glazed window, radiator, under eaves storage, door though to:



En-Suite: Rear aspect opaque uPVC double glazed window, shower cubicle, Vanity wash hand basin with mixer taps, low level dual flush toilet, tiled to full height, tiled flooring, heated towel rail.

Outside:

Front: A tarmac driveway provides off road parking for numerous vehicles and turning area. There is a well landscaped gravelled frontage with flowerbeds and bounded by a brick wall. There is a further hard standing which could lend itself to parking a caravan.

Tandem Garage: 22' 0" x 8' 11" (6.70m x 2.72m)

With metal up and over door, power, lighting, oil fired combination boiler serving both the domestic heating and hot water, rear aspect uPVC double glazed window, uPVC double glazed door giving access to the rear garden.

Workshop: 15' 9" x 7' 6" (4.80m x 2.28m) Rear aspect uPVC double glazed window, side aspect opaque uPVC double glazed window, courtesy uPVC double glazed door to the rear garden.

Rear: There is a spacious patio area with steps down to a well landscaped gravelled garden with numerous flower & shrub borders. There is a low wall and

arbour to a vegetable plot with greenhouse. The garden is enclosed by brick wall and fence panel surround and backs onto open countryside.

Agents Note: The property is approached over a driveway, the first section of which belongs to a neighbouring property. There is a right of way which is subject to a contribution towards the maintenance costs. The property is on mains water, drainage, electricity with oil fired central heating.

Directions: What3words: ///tank.cabs.splinters

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.

VIEWINGS STRICTLY BY APPOINTMENT:

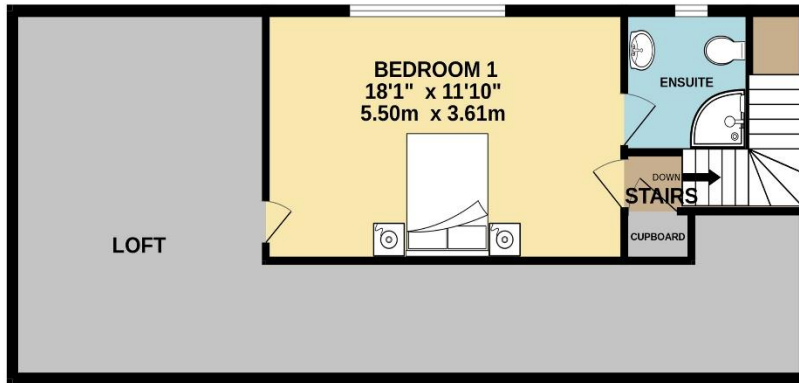
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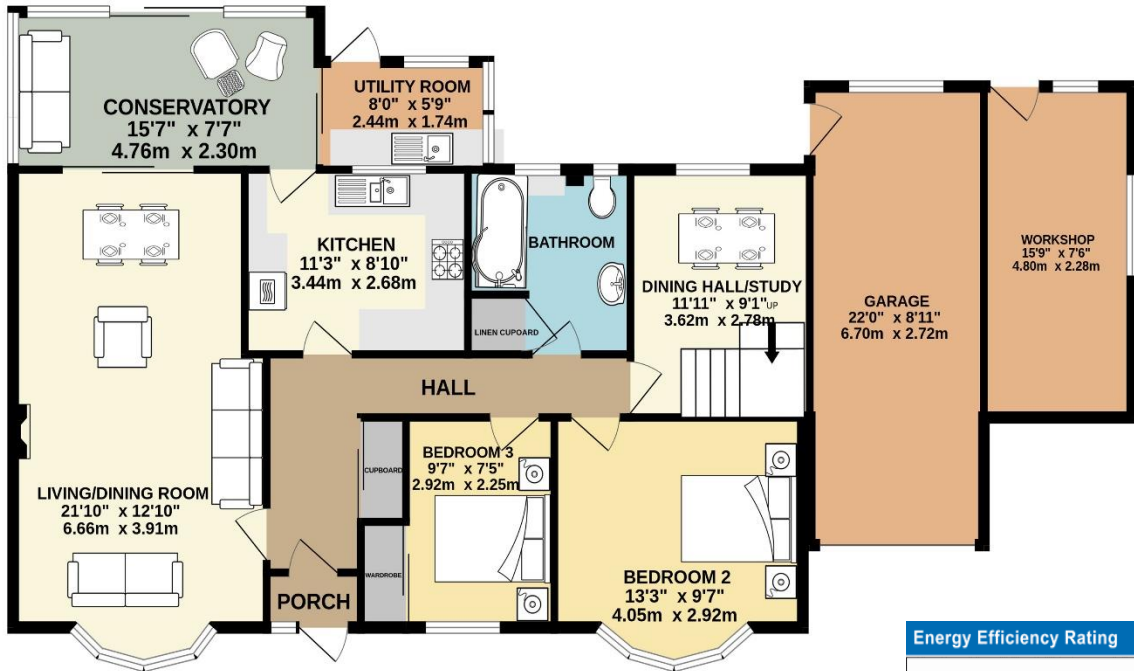
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1ST FLOOR



GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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