



36 Stancheater Way, Curry Rivel,  
Langport, Somerset, TA10 0PU

Guide Price £290,000

3 bedrooms  
Ref:EH001775



ENGLISH HOMES

[www.english-homes.co.uk](http://www.english-homes.co.uk)



## Overview

- 3 Bedroom semi detached house
- Garage & off road parking
- No onward chain
- Much modernisation by existing owner
- Popular village location with amenities
- South facing rear garden
- uPVC double glazing
- Open plan living accommodation



A 3 bedroom semi detached house which has been modernised by the existing owner and is offered with no onward chain. With further benefits including wood burner to the living room, enclosed South facing garden, garage, off road parking, uPVC double glazing, popular village location with amenities and a property you can just simply move your furniture into. Internal viewing is a must to appreciate the standard of this delightful property.



### ACCOMMODATION:

uPVC double glazed door provides access to:

#### Entrance Porch:

Triple aspect uPVC double glazed windows, Karndean flooring, opaque uPVC double glazed door to:

#### Open Plan Living/Dining Room/Kitchen:

**Living Room/Dining Room Area: 23' 1" x 17' 10" (7.04m x 5.43m)**

Maximum measurements. Front aspect uPVC double glazed window, wood burner with slate hearth and surround, Karndean flooring, radiators, stairs rise to first floor landing, understairs storage cupboard, archway through to kitchen and an opening through to the conservatory.

#### Kitchen Area: 10' 3" x 9' 1" (3.13m x 2.77m)

This opens through to the dining area so provides a great feeling of space. Rear aspect uPVC double glazed window, stainless steel sink with mixer taps, a range of low level units, wooden work surfaces, Karndean flooring, space and plumbing for washing machine,





extractor fan, opening through to conservatory.

**Conservatory: 11' 8" x 5' 9" (3.55m x 1.76m)**

Triple aspect uPVC double glazed windows, quarry tiled flooring, uPVC double glazed French doors giving access to the garden.

**First Floor Landing:**

Side aspect opaque uPVC double glazed window, airing cupboard, smoke detector, loft hatch access with loft ladder and lighting, doors lead off to:

**Bedroom 1: 11' 2" x 9' 11" (3.41m x 3.02m)**

Measurement not into door recess. Front aspect uPVC double glazed window, radiator.

**Bedroom 2: 11' 7" x 9' 1" (3.52m x 2.77m)**

Maximum measurement. Rear aspect uPVC double glazed window with partial countryside views, radiator.

**Bedroom 3: 8' 2" x 7' 7" (2.48m x 2.31m)**

Maximum measurements. Front aspect uPVC double glazed window, radiator, built in wardrobe.

**Shower Room:**

2 rear aspect opaque uPVC double glazed windows, shower cubicle with waterfall shower head, vanity wash hand basin with mixer taps, low level toilet, laminate flooring, inset spot lights.



**Outside:**

**Front:**

The front garden is laid to lawn with flower bed borders with small hedge to the front and side fence panel.

**Garage & Parking:**

There is a tarmac driveway providing off road parking for numerous vehicles and giving access to the garage. The garage has a metal up and over door, with power and lighting, work benches and units.

**Rear:**

There is a paved patio area directly to the rear of the property. There is a good sized lawned garden with well stocked borders and enclosed are a number of fruit trees. Enclosed is a garden shed and there is a fence panel surround.

**Directions:**

What3words: ///openly.tangent.spiking

**Amenities:**

Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, 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.

**Services:**

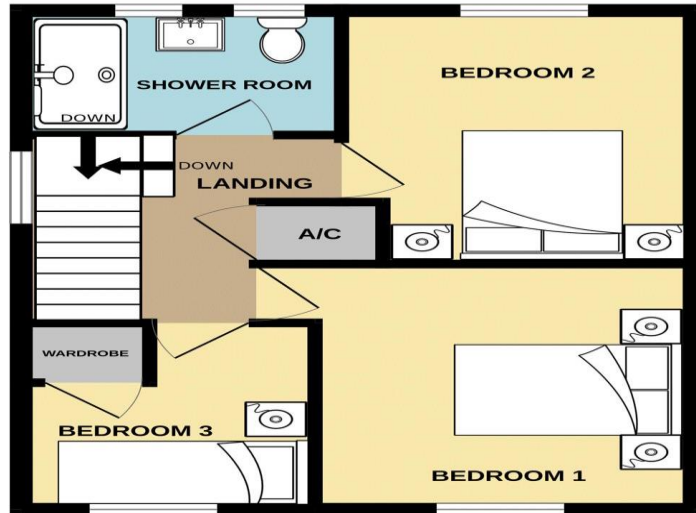
There is main drainage, water, electric with propane gas central heating.

**VIEWINGS STRICTLY BY APPOINTMENT:**

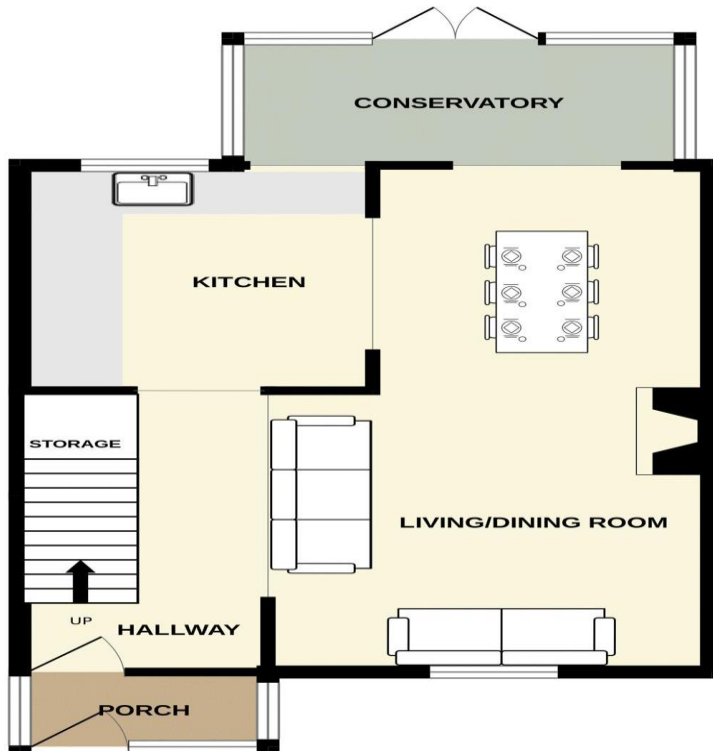
**Langport Office 01458 252530**

**sales@english-homes.co.uk** Disclaimers: 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.

1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		66
(39-54)	<b>E</b>		42
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.  
Made with Metropix ©2023



**ENGLISH HOMES**

9 Parrett Close, Langport, Somerset, TA10 9PC  
01458 252530  
Email: [sales@english-homes.co.uk](mailto:sales@english-homes.co.uk)  
[www.english-homes.co.uk](http://www.english-homes.co.uk)

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.