



1 King William Mews, Curry Rivel,
Langport, Somerset, TA10 0HD

Guide Price £325,000

3 bedrooms
Ref:EH001737



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Overview

- 3 Bedroom detached house
- Master with en-suite
- Off road parking for numerous vehicles
- Economical property with owned solar panels, battery storage & air source heat pump
- Lounge, dining room & study
- Located in the heart of this popular village
- uPVC double glazed windows
- Cloakroom
- Kitchen with separate utility



Located in the heart of the popular village of Curry Rivel is this spacious 3 bedroom detached house. Much improvement has been undertaken by the current owners to make this a lovely home, with the addition of an en-suite, study and making it efficient to run with the installation of an air source heat pump and solar panels with battery storage, thus reducing any heating and electric costs. Accommodation comprises entrance hall, cloakroom, living room, dining room, study, kitchen, utility, 3 bedrooms, master with en-suite, family bathroom and workshop.



ACCOMMODATION:

Steps and opaque uPVC double glazed door provides access to:

Hallway:

2 full length opaque uPVC double glazed windows to the front aspect, part tiled flooring, radiator, side aspect uPVC double glazed window, stairs rising to first floor landing, doors off to:

Cloakroom:

Front aspect opaque uPVC double glazed window, tiled window sill, low level dual flush toilet with concealed cistern, wall mounted wash hand basin, tiled splash backs, tiled flooring, coving.

Living Room: 16' 10" x 11' 5" (5.13m x 3.47m)

Front aspect uPVC double glazed window, radiator, feature fireplace with tiled hearth, wood mantel, coving, double glass panel doors through to:

Dining Room: 11' 5" x 9' 3" (3.47m x 2.82m)

Side aspect uPVC double glazed window, radiator, coving, glass panel doors through to study and kitchen.

Kitchen: 12' 6" x 9' 4" (3.82m x 2.84m)

Max measurements. Rear aspect uPVC double glazed window, tiled window sill, stainless steel sink and



drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space for electric cooker, extractor fan and light over, space for upright fridge/freezer, radiator, space and plumbing for dishwasher, larder style cupboard, door to hallway and utility.

Utility: 11' 9" x 6' 3" (3.59m x 1.91m)

Side aspect uPVC double glazed window, tiled window sill, radiator, tiled flooring, space and plumbing for washing machine, roll top work surfaces, wall mounted cupboard, opaque uPVC double glazed door to the rear garden.

Study: 8' 2" x 7' 1" (2.50m x 2.17m)

Rear aspect uPVC double glazed window, Amtico flooring, skylight, radiator, uPVC double glazed door through to:

Workshop: 9' 1" x 8' 2" (2.78m x 2.50m)

Rear aspect uPVC double glazed window, strip light, power points, 2 solar storage batteries, uPVC double glazed French doors to the rear garden.

First Floor Landing:

Side aspect uPVC double glazed window, loft hatch access with loft ladder, lighting and partially boarded, doors off to:

Bedroom 1: 11' 5" x 10' 11" (3.47m x 3.33m)

Min measurement not into door recess. Front aspect uPVC double glazed window, radiator, coving, sliding doors through to:

En-Suite:

Shower cubicle with mains fed shower, vanity wash hand basin, low level dual flush toilet, heated towel rail, laminate flooring, tiled splash backs.

Bedroom 2: 14' 2" x 9' 4" (4.33m x 2.84m)

Min measurement not into door recess. Rear aspect uPVC double glazed window, radiator, coving.

Bedroom 3: 9' 9" x 7' 2" (2.98m x 2.18m)

Front aspect uPVC double glazed window, radiator, coving.



Bathroom:

Rear aspect opaque uPVC double glazed window, tiled window sill, bath with tongue and groove side panel, mixer taps, Mira sport shower over, pedestal wash hand basin, low level dual flush toilet with concealed cistern, radiator, Amtico flooring, coving, extractor fan, door to airing cupboard with hot water tank and slatted shelving.

Outside:

Front & Parking:

The garden is laid to lawn with well stocked flower bed borders and an ornamental cherry tree with a stone wall to the front and side fence panel. A tarmac driveway provides off road parking for numerous vehicles. Steps lead to the rear garden.

Rear:

There is a paved patio area and a lawned garden with well stocked raised borders. To the side is a stone wall and fence panel with a magnolia and ornamental cherry tree within the garden.

Services:

The property is an economical property to run with the current owners having solar panels and a battery

storage fitted which are owned, together with air source heat pump installation. The property is on mains drainage and water.

Directions:

What3words: ///wizard.infringe.longer

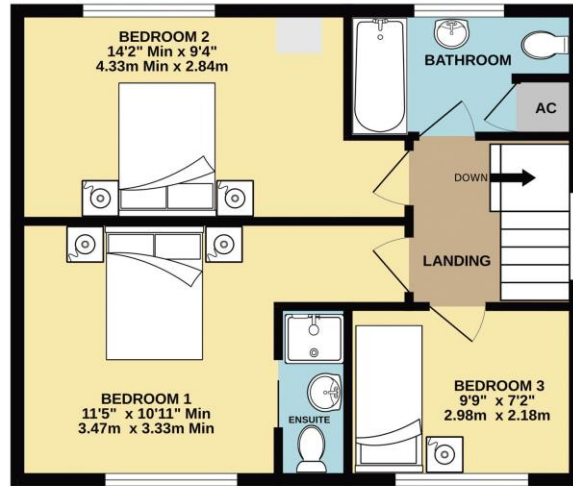
Amenities:

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. Locally there are many clubs that may interest the potential buyer, Rotary, Probus, U3A, Inner Wheel and the W.I.

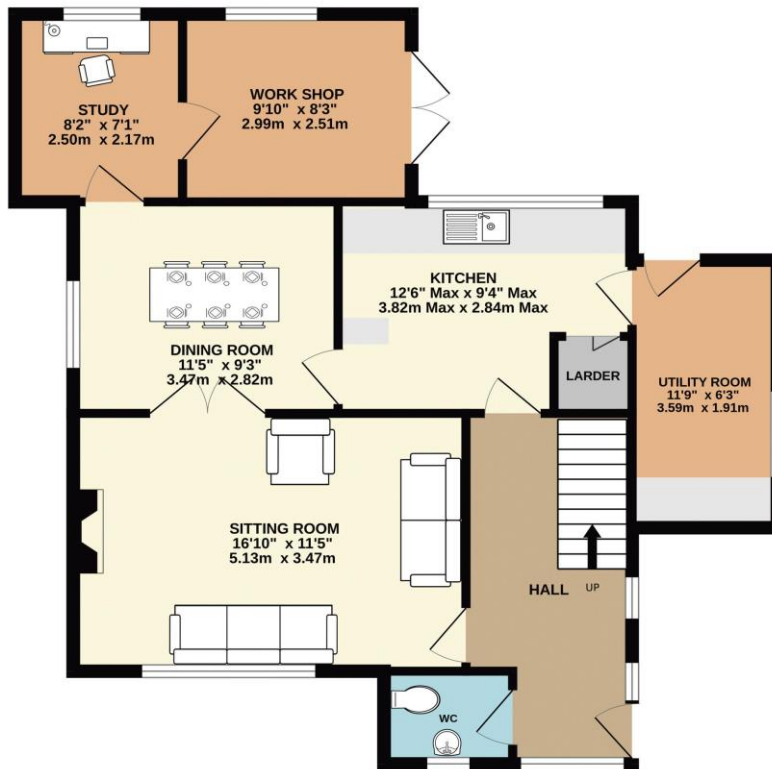
VIEWINGS STRICTLY BY APPOINTMENT:

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1ST FLOOR



GROUND FLOOR



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



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