



2 Abbey Close, Curry Rivel,
Langport, Somerset, TA10 0EL

Guide Price £375,000

3 bedrooms
Ref:EH001817



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Overview

- 3 bedroom detached bungalow
- Corner Plot Location
- Spacious kitchen/dining room
- Master bedroom with en-suite
- Air Source Heat Pump with Renewable Heat Incentive
- Garage & Off road parking
- Partial countryside views
- uPVC double glazing
- Sun-Room & Hobby Room



An exceptional 3 bedroom detached bungalow which has undergone complete transformation by the existing owners, so if you are looking for a property you can simply move into, this is the one for you. With benefits including master with en-suite, uPVC double glazing, air source heat pump, corner plot garden with gardens to the rear and side, spacious kitchen/dining room, garage with hobby room to the rear and off road parking. Internal viewing is a must to appreciate the standard of this home.



ACCOMMODATION:

Hallway:

Inset spot lights, smoke detector, radiator, click vinyl flooring, doors leading off to:

Living Room: 16' 0" x 10' 4" (4.87m x 3.16m)

Front aspect uPVC double glazed window, electric coal effect fire with hearth and mantel, radiators, door through to:

Kitchen/Dining Room: 19' 2" x 10' 4" (5.85m x 3.16m)

Max measurement. Rear aspect uPVC double glazed window, sink with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, 5 ring halogen hob with extractor fan over, integrated dish washer, washing machine, tumble dryer and fridge & freezer, oven and grill, fitted microwave, larder style cupboard, radiator, loft hatch access, inset spot lights, rear aspect window & glass panel door through to:

Sun Room: 8' 0" x 7' 5" (2.43m x 2.26m)

Triple aspect uPVC double glazed windows, radiator, double glazed uPVC door through to rear garden.





Bedroom 1: 12' 10" x 9' 11" (3.92m x 3.01m)

Measurement not into door recess. Front aspect uPVC double glazed window, radiator, built in wardrobe with shelving above, door through to:

En-Suite:

Front aspect uPVC double glazed window, double shower cubicle with mains fed shower with waterfall shower head, wall mounted vanity wash hand basin, low level toilet with concealed cistern, heated towel rail, inset spot lights, extractor fan, tiled splash backs, tiled flooring.

Bedroom 2: 10' 5" x 10' 0" (3.17m x 3.06m)

Rear aspect uPVC double glazed window, radiator, built in double wardrobe with shelving above.

Bedroom 3: 10' 4" x 7' 3" (3.16m x 2.21m)

Rear aspect uPVC double glazed window, radiator, built in double wardrobe with shelving above, inset spotlights.

Bathroom:

Side aspect opaque uPVC double glazed window, bath with side panel, mixer tap and shower attachment, low level dual flush toilet, vanity wash hand basin with mixer taps, heated towel rail, tiled flooring, inset spot lights, extractor fan.

Outside:

Front & Parking:

There is a concrete driveway providing off road parking with a part gravelled and part lawn front garden. There is a hedgerow frontage and gate which leads into the rear.

Rear:

There is a concrete patio area and side decking. The garden is laid to lawn with fence



panel surround and courtesy door to the garage.

Garage: 13' 4" x 8' 8" (4.07m x 2.63m)

With electric roller door, power, lighting, courtesy uPVC double glazed door to the rear garden, glass panel door through to:

Hobby Room: 9' 1" x 8' 3" (2.77m x 2.51m)

Rear aspect uPVC double glazed window, low level and wall mounted kitchen units, roll top work surfaces, click laminate flooring, power points and inset spot lights.

Services:

The property is an economical property to run with the current owners having an air source heat pump installed. The property is on mains electricity, drainage and water.

Directions:

What3words: ///croaking.tailed.hardening

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:

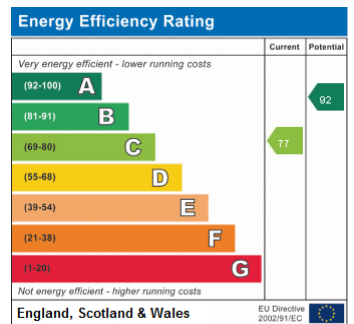
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GROUND FLOOR



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