



Chatham House, High Street, Curry Rivel,
Langport, Somerset, TA10 0EZ

Auction Guide Price
£375,000+, Plus Fees

5 bedrooms
Ref:EH001856



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Overview

- 4 Double bedroom detached house with additional 1 bedroom annexe
- Online Auction 24th July 2024
- In need of some modernisation
- 0.43 of an acre
- Central to popular village
- Cellar & rear annexe
- Ample parking & garage
- Grade 2 listed



An excellent opportunity to acquire this four bedroom detached Georgian style property with cellar and rear annexe, now in need of updating. Chatham House occupies a superb plot extending to 0.18 hectares (0.43 acres) with large, mature garden, ample parking and garage. There may be potential for subdivision of the current accommodation, development of the garden to form a further dwelling or an extension to the existing property, subject to all necessary consents being obtained.



AGENTS NOTE:

Lot 98 - CHATHAM HOUSE, HIGH STREET, CURRY RIVEL, LANGPORT, SOMERSET, TA10 0EZ. Auction Guide Price - £375,000+ - Plus Fees The property is to be offered online by Clive Emson Auctioneers on 24th July 2024. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Accommodation:

Ground Floor:

Entrance hallway, lounge, living room, dining room and kitchen.

Cellar:

Accessed from the hallway down to two large rooms and storage.

First Floor:

Gallery landing, four large bedrooms (two with wash hand basins), cloakroom W.C. and bathroom.



Annexe:

Ground Floor:

Accessed from entrance hallway at rear of the property and having access to the rear garden. Lobby with utility area, bathroom with W.C. and living room.

First Floor:

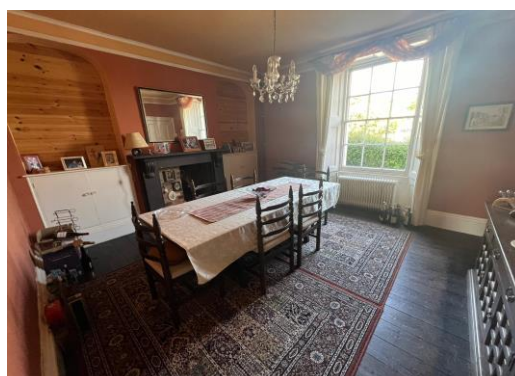
Landing/study and bedroom with restricted headroom.

Outside:

To the front is a walled garden area with large mature gardens mainly laid to lawn which wrap around the rear and sides of the property with patio area. There are also garden sheds, a stone lean-to and outbuilding, hard standing and access via a gateway to the driveway at the side of the property and single garage.

Amenities:

The property is located in the idyllic sought after village of Curry Rivel, situated less than two miles West of Langport where you will find many local amenities. The A303 and larger towns are close by and give excellent road and rail access to Waterloo and Paddington stations. The Dorset coastline lies 25 miles away.



Council Tax Band E

Local Planning Authority:

South Somerset District Council. Tel: 01935 462462 Website: southsomerset.gov.uk

Directions:

The property can be located via the What3words app using ///supposes.beakers.smanky

Freehold with Vacant Possession

VIEWINGS BY APPOINTMENT:

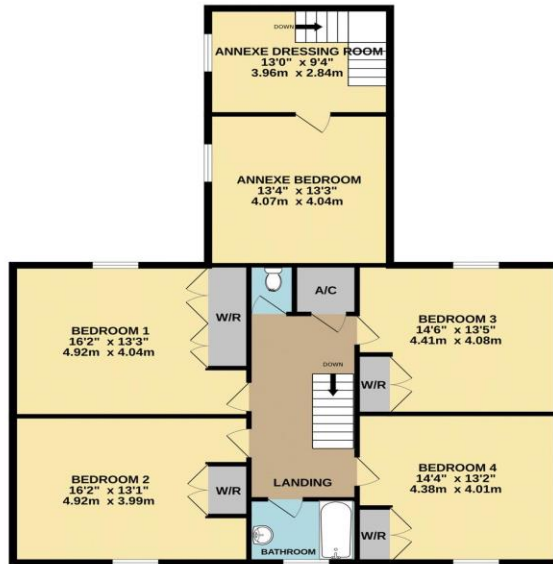
Langport Office 01458 252530

sales@english-homes.co.uk

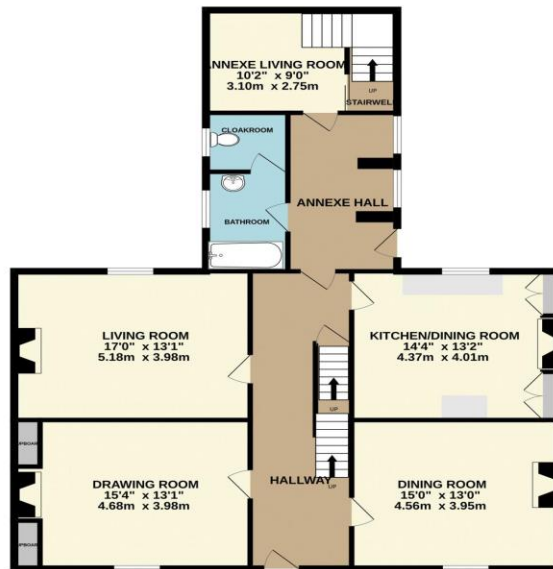
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excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

1ST FLOOR



GROUND FLOOR



BASEMENT



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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