



Merchiston Cottage, Curry Rivel,  
Langport, Somerset, TA10 0HQ

Guide Price £300,000

3 bedrooms  
Ref:EH001923



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## Overview

- A 3 bedroom semi detached house
- Extensive renovation undertaken by the existing owner
- Garage
- Located on The Green in Curry Rivel
- Extensive dog walks nearby & popular community
- Cloakroom
- Convenient access to all local amenities in Curry Rivel
- Utility Room



This 3 bedroom semi detached house really does have the "wow" factor. The existing owner has undertaken an extensive renovation of the property in 2022, with a new kitchen, bathroom and cloakroom to name just a few of the works undertaken. If you are looking for a well presented property that you can simply move into, in a prime location in Curry Rivel then this is the property for you. With benefits including uPVC double glazing, garage, views over The Green, cloakroom, spacious kitchen/dining room, utility and enclosed garden. Internal viewing is a must to appreciate the standard of this property!



### ACCOMMODATION:

Opaque uPVC double glazed door provides access to:

#### Hallway:

Inset spot lights, luxury vinyl tile flooring, radiator with ornate covering, arch to living room, door to:

#### Cloakroom:

Side aspect opaque uPVC double glazed window, low level dual flush toilet with concealed cistern, wall mounted wash hand basin, inset spot lights.

#### Living Room: 19' 2" x 16' 1" (5.84m x 4.91m)

Max measurements. Front aspect uPVC double glazed sash style window, radiator, luxury vinyl tile flooring, wood burner with hearth, inset spot lights, thermostatic control, under stairs recess currently used as a study area, arch through to:

#### Kitchen/Dining Room; 19' 2" x 8' 9" (5.83m x 2.67m)

Rear aspect uPVC double glazed window, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units,



roll top work surfaces, induction hob with extractor fan over, built in electric oven, space and plumbing for dish washer, space for upright fridge/freezer, luxury vinyl tile flooring, radiator, inset spot lights, glass panel door to:

**Utility: 7' 11" x 6' 7" (2.41m x 2.01m)**

2 side aspect uPVC double glazed windows, space and plumbing for washing machine, low level kitchen unit, roll top work surfaces, oil fired boiler, inset spot lights, luxury vinyl tile flooring, uPVC double glazed door to the rear garden.

**First Floor Landing:**

Side aspect uPVC double glazed window, inset spot lights, loft hatch access, storage recess, doors off to:

**Bedroom 1: 13' 0" x 9' 10" (3.96m x 2.99m)**

Max measurements. Front aspect uPVC double glazed window, fitted triple wardrobes, inset spot lights.

**Bedroom 2: 12' 0" x 11' 0" (3.66m x 3.35m)**

Rear aspect uPVC double glazed window, radiator, inset spot lights.

**Bedroom 3: 7' 11" x 7' 10" (2.41m x 2.39m)**

Front aspect uPVC double glazed window, radiator, inset spot lights, airing cupboard with hot water tank and storage area.

**Bathroom:**

Rear aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, mixer taps, mains fed shower over,



glass shower screen, low level dual flush toilet with concealed cistern, vanity wash hand basin with mixer taps, tiled splash backs, tiled flooring, inset spot lights.

**Outside:**

**Front:**

There is a garden laid to lawn with a concrete path leading to the property.

**Rear:**

There is a paved patio and the garden is laid to lawn. The garden is enclosed by both fence panels and a wall. A courtesy gate leads to the front.

**Garage:**

A brick based garage under a pitch tiled roof, with metal up and over door.

**Services:**

The property is connected to mains water, drainage and electricity, with oil fired central heating.

**Directions:**



What3words: \\nooks.embers.frown

**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. Locally there are many

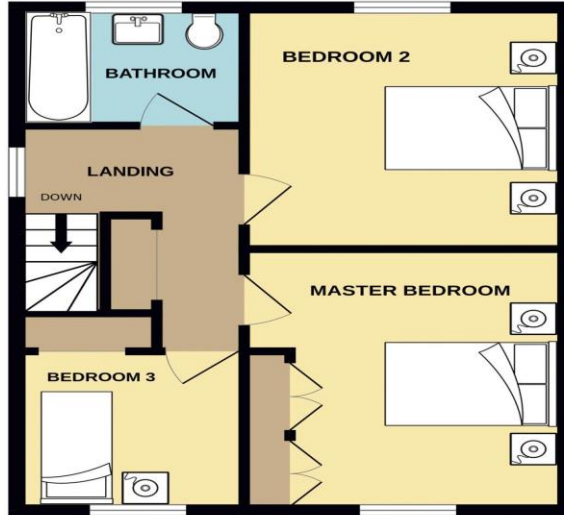


clubs that may interest the potential buyer, Rotary, Probus, U3A, Inner Wheel and the W.I.

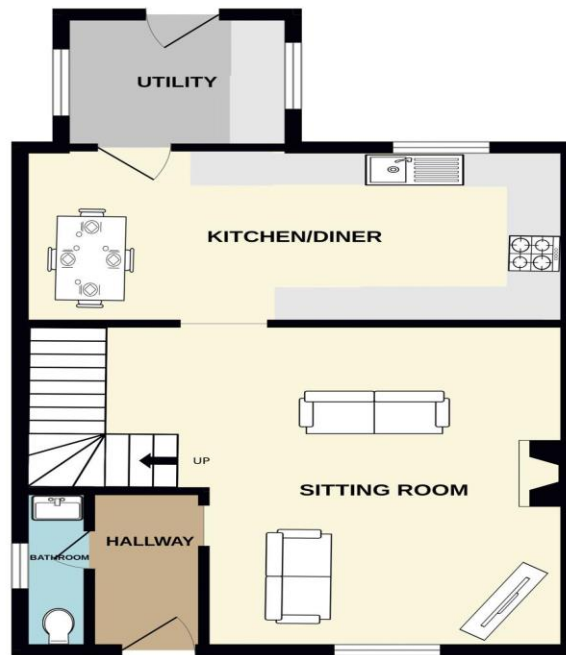
**Viewings Strictly By Appointment:**

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1ST FLOOR



GROUND FLOOR



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>		80
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(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.  
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