



10 Churchway Close, Curry Rivel,
Langport, Somerset, TA10 0ED

Guide Price £320,000

2/3 bedrooms

Ref:EH001828



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Overview

- A 2/3 bedroom detached bungalow
- Versatile in accommodation with potential annexe
- Cul-de-sac location
- Garage & Off Road Parking
- Enclosed front & rear garden
- Wood burner
- 23' Bedroom/Reception Room
- No onward chain



A detached bungalow which has come to the market with no onward chain. This extended bungalow is versatile in its use with spacious accommodation which can be utilised depending on family size. With accommodation comprising, living room, kitchen/breakfast room, bedroom, bathroom, through dining room/bedroom with a further room which measures 23' in length which could be used as a further bedroom or divided to make an annexe, with a first floor attic room. Further benefits include garage, off road parking, front and rear gardens and is offered with no onward chain!



ACCOMMODATION:

Opaque double glazed door provides access:

Hallway:

Full length front aspect opaque window, radiator, cloaks cupboard with shelving, thermostatic control, airing cupboard with factory lagged hot water tank with slatted shelving, doors off to:

Living Room: 14' 11" x 10' 10" (4.55m x 3.30m)

Front aspect secondary glazed window, radiator, wood burner with hearth and wood mantel, coving.

Kitchen/Breakfast Room: 12' 8" x 9' 9" (3.86m x 2.98m)

Front aspect secondary glazed window, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, built in electric oven and hob, tiled splash backs, space for upright fridge/freezer, radiator, tile effect flooring, inset spot lights.



Bathroom:

Rear aspect opaque secondary glazed window, tiled window sill, bath with side panel, mixer taps and shower attachment, pedestal wash hand basin, low level toilet, radiator, tiled splash backs.

Bedroom 1: 11'11" x 10' 4" (3.64m x 3.15m)

Rear aspect secondary glazed window, radiator.

Dining Room: 10' 4" x 9' 9" (3.14m x 2.96m)

Max measurements. Rear aspect secondary glazed window, radiator, fitted cabinet, coving, door to:

Bedroom 2: 23' 2" x 8' 8" (7.06m x 2.64m)

Front and rear aspect double glazed windows, radiators, spot lights, stairs rising to:

Attic Room: 16' 1" x 8' 9" (4.90m x 2.66m)

Max measurement restricted head height. 2 Velux windows, strip light.

Outside:

Front & Parking:

There is a concrete drive providing off road parking for a number of vehicles together with a side gravelled parking area for a motor home. The garden is laid to lawn with a stone wall and laurel hedge frontage.

Garage: 18' 10" x 9' 0" (5.74m x 2.75m)



Max measurements. With metal up and over door, power, lighting, rear aspect window, electric boiler, loft access, strip light.

Rear:

There is a brick built storage cupboard directly off the garage. The garden is laid mainly to lawn with a paved patio area. Enclosed are a variety of rose beds, with leylandi and fence panel borders.

Services:

The property is connected to mains water, drainage and electricity, with the heating being electric central heating.

Directions:

What3words: \\utensil.starring.stickler

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.

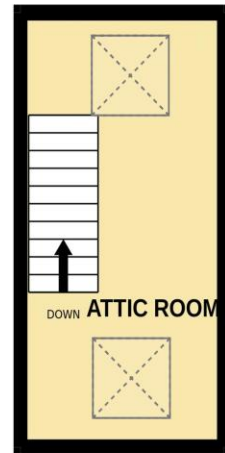
VIEWINGS BY APPOINTMENT:

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. 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	5C	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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