



3 Stanchester Way, Curry Rivel,  
Langport, Somerset, TA10 0PS

£295,000

3 bedrooms  
Ref:EH001158



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## Overview

- Good decorative order.
- Garden room.
- Landscaped garden.
- Central heating and double glazing.
- Garage and off-street parking.
- Downstairs W.C.
- Popular village with amenities and great dog walks.



An extended semi-detached three bedroom property comes to the market in great decorative order having been thoughtfully renovated by the current owners. Further accommodation comprises a family bathroom, a lounge/diner, kitchen and fabulous garden room which opens to a beautifully landscaped garden. Other benefits include double glazing, central heating, garage and parking.



### Accommodation:

**Entrance Porch:** A UPVC door with a window to either side opens into the entrance porch, an opening gives access to:

**Hall:** Stairs rise to first floor with open storage under, one radiator.

**Lounge/Diner ("L" shaped):** 12' 10" x 10' 11" (3.92m x 3.32m) + 9' 1" x 8' 10" (2.77m x 2.70m)

A good sized room with fireplace that creates a wonderful focal point. There are two radiators, windows to the front and rear, a sliding patio door opens to the garden room and a door opens to:

**Kitchen:** 9' 7" x 8' 4" (2.93m x 2.54m)

A one and a half bowl stainless steel sink unit has a mixer tap over, a drainer to one side and a storage cupboard under. A further range of wall hung, floor standing and drawer kitchen units above and below a rolled edge worktop. Appliances include a double oven, ceramic four ring hob with concealed hood over, space for an upright fridge/freezer and space and plumbing for





a dishwasher. An opening gives borrowed light from the garden room and gives a view of the garden.

**Garden Room: 15' 3" x 7' 7" (4.65m x 2.30m)**

A light filled room with two skylights, windows to the rear overlooking the garden and a part glazed door to the garden. An internal door opens to:

**Cloakroom:** A useful room with a window to one side with obscure glass, a low level W.C, a wall mounted hand wash basin, space and plumbing for a washing machine and tumble dryer.

**Stairs from the entrance hall rise to:**

**Landing:** There is one window to the side, a loft entrance hatch and doors that lead off to:

**Master Bedroom: 11' 0" x 10' 8" (3.36m x 3.25m)** This room has one window to the front and one radiator.

**Bedroom 2: 9' 11" x 8' 5" (3.01m x 2.57m)** There is one window to the rear and one radiator.

**Bedroom 3 ("L" Shaped): 6' 2" x 8' 2" (1.87m x 2.48m) + 2' 0" x 4' 10" (0.62m x 1.48m)** This room has a window to the side elevation, a storage cupboard with slatted shelving, one radiator.



**Family Bathroom:** A window to the rear with obscure glass, a panelled bath has a mains fed shower over, a wash basin with storage cupboard under and a low level W.C. Tiles to splash prone areas.

**OUTSIDE:**

**Front:** A herringbone driveway gives vehicular access to the garage and provides off-road parking, a gravelled area provides additional parking, a flower bed border and panel fence provides the boundary.

**Rear:** The rear garden has been beautifully landscaped with a large central circular lawn, a raised decking area which provides a seating area suitable for alfresco dining, an Indian sandstone patio, raised flower beds with a variety of shrubs.

**Garage: 17' 11" x 9' 0" (5.47m x 2.75m)**

An electric up and over door to the front provides vehicular access, a door to the side gives pedestrian access to the garden. There is light and power connected and the Navien oil fired boiler can be located here, it was installed in 2022 and benefits the remainder of a 10 year warranty.



**Services:** The property is connected to mains water, drainage and electricity, with an oil fired boiler providing central heating and domestic hot water.

**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:**

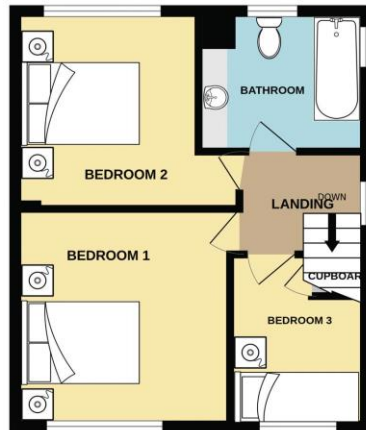
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GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		



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