



9 Stancheater Way, Curry Rivel,
Langport, Somerset, TA10 0PS

Guide Price £375,000

3 bedrooms
Ref:EH001957



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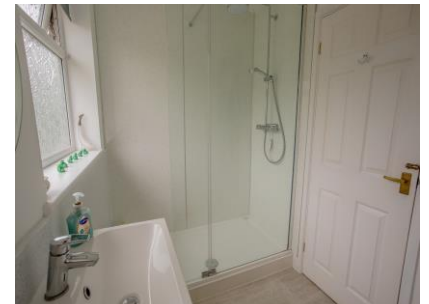
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Overview

- Good location on a corner plot.
- Bigger than average garden.
- Modernised kitchen and shower room.
- Modern electric radiators throughout.
- Integral garage with electric roller door.
- Raised decking and patio area.



A three bedroom detached bungalow with a bigger than average garden is wonderfully tucked away on a corner plot in the ever popular village of Curry Rivell. Having undergone much improvement by the current owners the property comes to the market in good order with further accommodation comprising a lounge, shower room, kitchen, utility, integral garage, conservatory, mature private gardens to the front and rear and off road parking.



Accommodation:

A UPVC double glazed door with a window to one side opens into:

Entrance Porch: This room has a tiled floor and a part glazed door opens into:

Entrance Hall: There is a storage cupboard with a recently fitted hot water cylinder (fitted in 2022) with a further storage cupboard over, a loft entrance hatch, an electric radiator and doors that lead off to:

Lounge: 17' 11" x 11' 11" (5.46m x 3.62m)

There is a wall hung electric radiator, one window to the front and one to the side, an open fire has a flame effect electric fire with stone hearth, surround and wooden mantel over.

Bedroom 1: 12' 6" x 8' 11" (3.82m x 2.71m)

There is one window to the front and an electric wall hung radiator.

Bedroom 2: 12' 5" x 8' 11" (3.78m x 2.71m)

There is one window to the rear and an electric wall hung radiator.



Bedroom 3: 9' 1" x 7' 10" (2.77m x 2.38m)

This room has one window to the front and one wall hung electric radiator.

Bathroom: 8' 9" x 5' 7" (2.67m x 1.69m)

Modernised by the current owners this room benefits from a walk in shower enclosure with aqua panels for easy cleaning and a Mira shower. A vanity unit comprises a wash basin with mixer tap over and a storage cupboard under and a low level W.C with concealed cistern to one side. There is an electric heated towel rail and two windows to the rear elevation.

Kitchen: 11' 10" x 8' 10" (3.61m x 2.70m)

This room has one window to the rear that overlooks the garden, a recently modernised kitchen has a ceramic one and a half bowl stainless steel sink unit with drainer to one side, mixer tap over and storage cupboard under. A further range of cream coloured kitchen units in a Shaker style are arranged above and below square edge work surfaces. The Hisense electric oven has an extractor hood over, both are included in the sale as is the integrated dishwasher. There is space for an upright fridge/freezer and a chrome ladder style towel rail provides heat and handy place to dry tea towels. A part glazed door opens into:

Utility room: 8' 11" x 4' 7" (2.71m x 1.40m)


A part glazed door with window to one side gives borrowed light from the conservatory. There is space and plumbing for a washing machine and space for a tumble dryer, a door also leads to the integral garage.

Integral Garage: 16' 10" x 8' 11" (5.14m x 2.73m)

An electric roller door to the front gives vehicular access, the updated fuse board is located here and a pedestrian door opens into the utility.

Conservatory: 11' 2" x 8' 4" (3.41m x 2.54m)

Constructed of UPVC double glazed units on a dwarf wall with a poly carbonate roof, french doors that open to the rear.

Outside:

Front: A driveway gives vehicular access to the garage and provides off road parking. A gravel path leads to the front door with gravelled areas and mature planting to either side. A hedge to the front boundary gives a good level of privacy. A pedestrian gate to the side of the garage opens to the:

Side: A path to one side provides pedestrian access to the rear.



Rear: The garden is bigger than average and is largely laid to lawn with a number of flower beds housing a variety of mature shrubs and trees, an archway near the rear of the garden opens to an area hidden by hedging. Adjacent to the rear of the property is a raised decking and patio area, ideal for alfresco dining in the summer months or simply a pleasant space to sit and read.

Directions: From English Homes Langport office turn left to Curry Rivel. On entering the village take the first right onto Currywoods Way, take the second left onto Dyers Road and then the second left onto Stanchester Way. Then take the first left and the property will be found immediately on the left hand side.

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 ales@english-homes.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

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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