



57 Maple Road, Curry Rivel,
Langport, Somerset, TA10 0AG

Guide Price of £273,000

3 bedrooms
Ref:EH001915



ENGLISH HOMES

www.english-homes.co.uk

Overview

- 3 Bedroom semi detached house
- Off road parking
- Master with ensuite
- Cul-de-sac location
- Cloakroom
- Sought after village location with good local walks and public house/restaurant
- Remainder of 10 year warranty
- Well presented property



A modern three bedroom semi-detached house in good decorative order located on a popular development in a sought after village. Further accommodation comprises a lounge, kitchen/diner, cloakroom, family bathroom, ensuite shower room to master bedroom, off-street parking and enclosed garden. The property also benefits from gas central heating, double glazing, cul-de-sac location and good local walking. Internal viewing is a must to appreciate the standard of this lovely family home.



ACCOMMODATION:

Door to:

Hallway:

Thermostatic control, laminate flooring, smoke detector, radiator, stairs rising to first floor landing, doors off to:

Cloakroom:

Side aspect opaque UPVC double glazed window, low level dual flush toilet, vanity wash hand basin with mixer taps, radiator, laminate flooring, inset spot light, extractor fan.

Living Room: 16' 9" x 12' 10" (5.11m x 3.92m)

Maximum Measurements

Front aspect UPVC double glazed window, radiator, laminate flooring, opens through to:

Kitchen/Diner: 16' 2" x 9' 6" (4.94m x 2.90m)

Rear and side aspect UPVC double glazed windows, one and a half bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, induction hob, stainless steel extractor fan over, built in electric oven, space and plumbing for dishwasher and washing machine, space for upright fridge/freezer, inset spotlights, radiator, laminate flooring, under stairs



storage cupboard, UPVC French doors giving access to rear garden, extractor fan.

First Floor Landing:

Side aspect UPVC double glazed window, radiator, airing cupboard with gas combination boiler, storage cupboard, loft hatch access, doors leading off to:

Bedroom 1: 11' 1" x 9' 2" (3.37m x 2.79m)

Maximum Measurements

Front aspect UPVC double glazed window, radiator, built in mirror fronted double wardrobes, door leading to:

Ensuite:

Shower cubicle with mains fed shower, low level dual flush toilet, pedestal wash hand basin with mixer taps, tiled splash backs, laminate flooring, heated towel rail, inset spotlights, extractor fan, wall mounted shaver point, strip lights.

Bedroom 2: 9' 8" x 9' 2" (2.95m x 2.79m)

Rear aspect UPVC double glazed window with partial countryside views, radiator.

Bedroom 3: 7' 9" x 7' 1" (2.37m x 2.16m)

Front aspect UPVC double glazed window, radiator.

Bathroom:

Rear aspect opaque UPVC double glazed window, tiled window sill, bath with side panel, mixer taps with shower over and glass shower screen, low level dual flush toilet, wall mounted wash hand basin and mixer taps, tiled splash backs, laminate flooring, inset spotlights, extractor fan, wall mounted strip light and shaver point, heated towel rail.



Outside:

Front and Parking:

Tarmac driveway for 2 vehicles, paved path leads to property with attractive borders with wood chipping, side path and wooden gate leading to the rear garden.

Rear Area:

Paved area and path. The garden is laid mainly to lawn with fence panel surround, gate giving access to the rear.

Services & Agents Note:

Mains electric, drainage and water are connected with gas coming from a communal tank that fuels the development. There is a development charge for the upkeep and maintenance of the estate which currently stands at £200 per year.

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

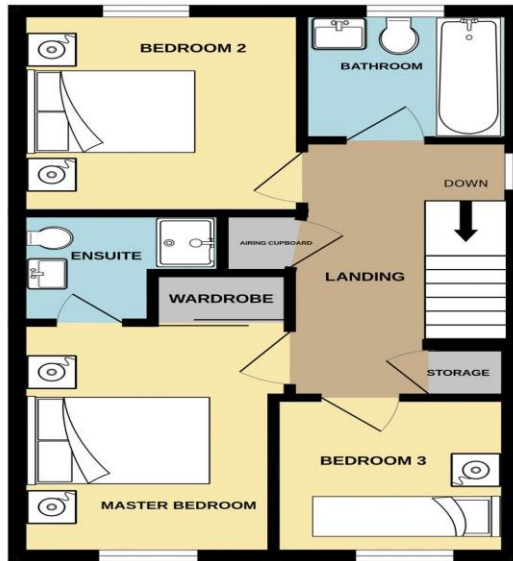
fulfil most day to day needs, with a variety of shops which include a Tesco Store, medical centre, various churches and schools for all ages including the well-known Huish Academy. The town of Langport itself lies only about eight miles north of the A303 which connects to the national motorway network. 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:

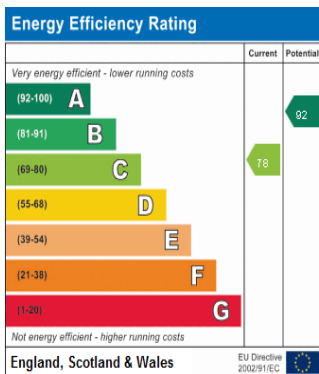
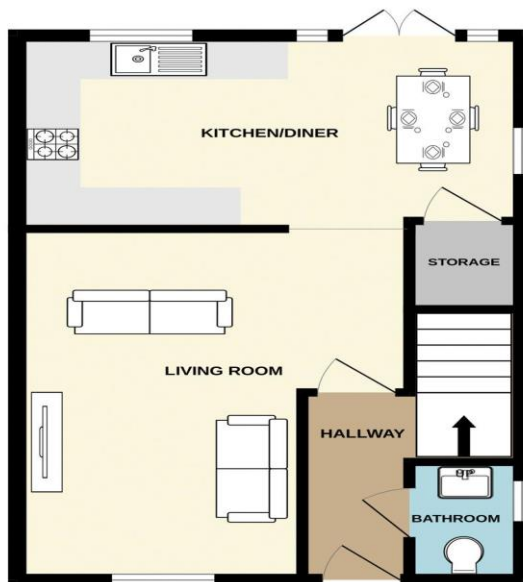
Langport Office 01458 252530 sales@english-homes.co.uk Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings 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



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.
 Made with Metropix ©2024

9 Parrett Close, Langport, Somerset, TA10 9PC
 01458 252530
 Email: sales@english-homes.co.uk
www.english-homes.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.