



Perrymoor View, Sandpitts Hill, Curry Rivel,  
Langport, Somerset, TA10 0NG

Offers In Excess Of  
£500,000

4 bedrooms  
Ref:EH002005



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## Overview

- 4 Bedroom Detached House
- Countryside views
- No onward chain
- 2 bedrooms with en-suites
- Cloakroom
- Living room, dining room, study & kitchen/breakfast room
- Garage with gated off road parking
- Further workshop/garage



A 4 bedroom detached executive style house with far reaching views which comes to the market with no onward chain. This is a wonderful family home and comes with the benefits of attractive gated off road parking, uPVC double glazing, integral garage with remote control door, with a further workshop/garage to the rear, oil fired central heating, countryside walks behind the property and enclosed garden. The accommodation is spacious with a welcoming entrance hallway, cloakroom, study, dining room opening to the living room with wood burner, conservatory, kitchen/breakfast room, utility, laundry room and storage area, whilst to the first floor are 2 bedrooms with en-suites, together with 2 further bedrooms and a family bathroom.



### ACCOMMODATION:

**Covered Entrance Porch:** 2 side aspect uPVC double glazed windows, tiled flooring, uPVC double glazed stained glass door to:

**Hallway:** Radiator, coving, ceiling rose, radiator, under stairs storage cupboard, stairs to first floor landing, doors off to:

**Study:** 10' 2" x 5' 10" (3.09m x 1.79m) Max measurement. Front aspect uPVC double glazed window, radiator, coving.

**Cloakroom:** Side aspect opaque uPVC double glazed window, low level toilet, radiator, Vanity wash hand basin, tiled splash backs, coving.

**Dining Room:** 10' 2" x 10' 0" (3.11m x 3.04m) Side aspect uPVC double glazed window, radiator, coving, ceiling rose, double doors opens to:

**Living Room:** 16' 1" x 12' 10" (4.89m x 3.92m) Side aspect uPVC double glazed window, radiator, wood burner with Minster stone hearth and mantel, coving, ceiling rose, 2 full length rear aspect uPVC double glazed windows, uPVC double glazed French doors to:

**Conservatory:** 12' 7" x 12' 2" (3.84m x 3.72m) Brick based uPVC double glazed conservatory, radiator, tiled flooring, wall mounted lights, power points, uPVC double glazed patio doors to rear garden.





**Kitchen/Breakfast Room: 15' 7" x 11' 11" (4.74m x 3.62m)** 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, integrated fridge/freezer and dish washer, dresser style cabinet, space for range cooker with stainless steel extractor hood over, tiled splash backs, inset spot lights, coving, tiled flooring, door to:

**Utility Room: 6' 2" x 5' 10" (1.89m x 1.79m)** Rear aspect uPVC double glazed window, stainless steel sink and drainer, a range of low level and wall mounted kitchen units, roll top work surface, space and plumbing for washing machine, radiator, tiled flooring, coving, extractor fan, opaque uPVC double glazed door to the side and door through to:

**Boiler/Laundry Room: 9' 3" x 8' 3" (2.81m x 2.52m)** Side aspect uPVC double glazed window, oil fired boiler, loft hatch access, door through to:

**Store Room: 8' 3" x 6' 6" (2.52m x 1.99m)** Min measurement. With up and over door and arch to:

**Integral Garage: 20' 3" x 8' 6" (6.16m x 2.58m)** Remote control electric up and over door, power, lighting, wall mounted cupboards.

**First Floor Landing:** Front aspect uPVC double window with extensive countryside views, smoke detector, radiator, coving, airing cupboard with factory lagged hot water tank and slatted shelving, loft hatch access which is part boarded with loft ladder and light, doors off to:

**Bedroom 1: 11' 4" x 9' 11" (3.45m x 3.02m)** Front aspect uPVC double glazed window with extensive countryside views, radiator, coving, 2 built in wardrobes, door to:

**En-Suite:** Side aspect opaque uPVC double glazed window, shower cubicle, pedestal wash hand basin, low level dual flush toilet with concealed cistern, tiled splash backs, radiator, coving, inset spot lights, extractor fan.

**Bedroom 2: 10' 9" x 9' 3" (3.28m x 2.82m)** Min measurements. Rear aspect uPVC double glazed window, radiator, built in double wardrobe, coving, door to:

**En-Suite:** Side aspect opaque uPVC double glazed window, shower cubicle, pedestal wash hand basin, low level toilet with concealed cistern, radiator, tiled splash



backs, coving, inset spot lights, shaver point and light, extractor fan.

**Bedroom 3: 10' 0" x 8' 11" (3.06m x 2.71m)** Front aspect uPVC double glazed window with extensive countryside views, radiator, built in double wardrobe, coving.

**Bedroom 4: 8' 10" x 7' 2" (2.69m x 2.18m)** Rear aspect uPVC double glazed window, built in single wardrobe, radiator, coving.

**Family Bathroom:** Side aspect opaque uPVC double glazed window, bath with side panel, mixer taps and wall mounted shower attachment, low level toilet with concealed cistern, vanity wash hand basin, wall mounted units, tiled splash backs, radiator, inset spot lights, coving.

**Outside: Front & Parking:** The property is approached by a wrought iron trellis gate to a block and paved driveway & turning area. There are lawned borders with a dwarf brick wall with iron railing to the front with a paved pedestrian gate.

**Rear:** To the side is a paved area which houses the oil tank. To the rear is a paved patio area and the garden being laid to lawn with a raised shrub border. The

garden is enclosed by fence panels and a courtesy door leads to a further garage/workshop.

**Garage/Workshop: 12' 3" x 16' 7" (3.74m x 5.05m)** Of timber construction with a galvanised pitched roof. Electric metal up and over door, storage space above, power, lighting and courtesy door to the garden.

**Services:** The property is connected to mains electricity, water & drainage with oil fired central heating. EPC:D Council Tax: F.

**Directions:** What3words: \\\landowner.roofs.riders

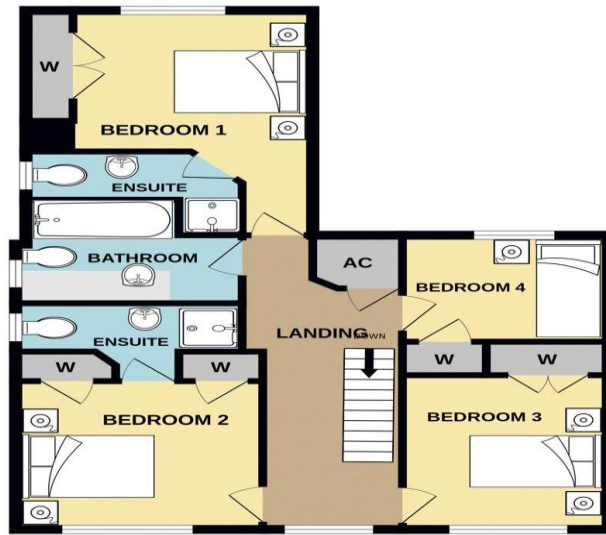
**Amenities:** Located in between Curry Rivel and Langport with extensive walks to the rear and also walking distance to both. The ancient town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

**VIEWINGS BY APPOINTMENT: Langport Office 01458 252530 [sales@english-homes.co.uk](mailto:sales@english-homes.co.uk)** Disclaimers:

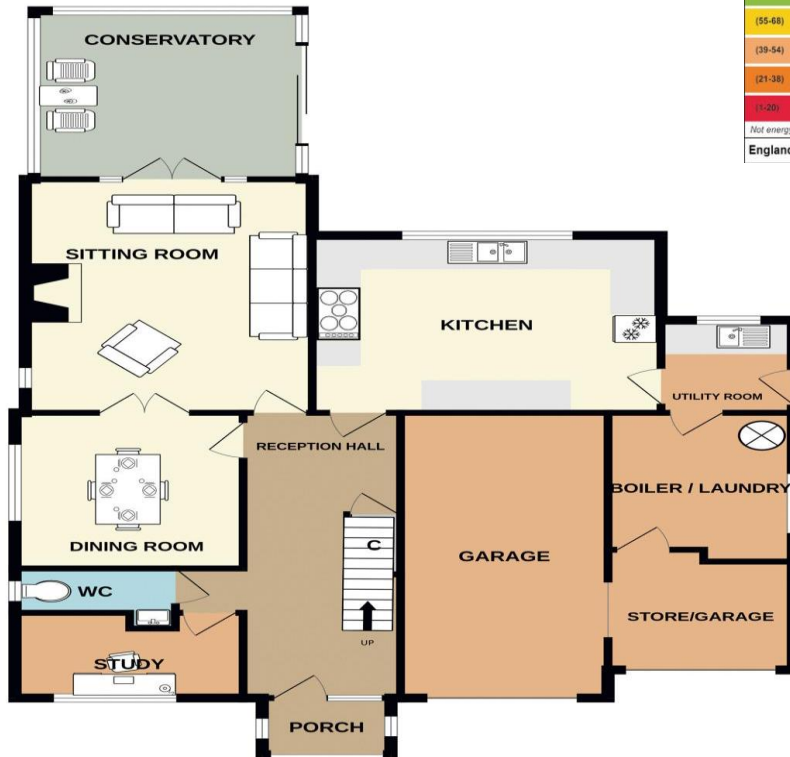
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**Broadband Speed:** If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

1ST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 62                      | 76        |
| (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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9 Parrett Close, Langport, Somerset, TA10 9PC  
01458 252530  
Email: sales@english-homes.co.uk  
www.english-homes.co.uk

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