



Curload Water, Curload, Stoke St. Gregory,
Taunton, Somerset, TA3 6JE

Guide Price £295,000

3 bedrooms
Ref:EH000928



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Overview

- 3 Bedroom cottage
- Open countryside views to both front and rear
- Private garden with riverside views
- Downstairs shower room & cloakroom
- Lounge with attractive wood burner
- Off road parking
- Dining room with patio doors out to the patio area & garden
- Village location



An attractive cottage located in the hamlet of Curload, with countryside views to the front and river and countryside views to the rear. This property offers a great amount of charm and character with an elevated garden taking advantage of the views of the River Tone. With benefits including, off road parking for numerous vehicles, fireplace with wood burner, propane gas central heating, downstairs shower room/cloakroom with a family bathroom upstairs taking advantage of the views. With accommodation comprising hallway, living room, kitchen, dining room, utility, shower room/cloakroom, with 3 bedrooms and family bathroom to the first floor.



Owner's Comments:

The owner states about their property: "The property has the most wonderful open views to the front and rear with the most amazing sunrises and sunsets. There is an abundance of wildlife with swans flying over and on the river, with local field walks. The neighbours all along Curload are very friendly, an all round great community spirit can be found"

Accommodation:

Glass panel door provides access.

Dining Room: 14' 7" x 10' 10" (4.44m x 3.31m)

Minimum Measurements. Side aspect UPVC double glazed French doors leading and giving views to the side garden, radiator, tiled flooring, ornamental wood burner with slate hearth (not in use), rear aspect window, door to shower room, archway through to kitchen, and archway through to hallway.

Kitchen: 12' 10" x 10' 4" (3.91m x 3.16m)

Maximum measurements. Front aspect UPVC double glazed window giving views to open countryside, side aspect window, one and a half bowl stainless steel sink and drainer with mixer taps, a range of low level kitchen units with roll top work surface, tiled window sill,



dishwasher, tiled flooring, tiled splash backs, radiator, patio door to side garden.

Shower Room:

Shower cubicle with electric shower, low level toilet, wall mounted wash hand basin, tiled flooring, extractor fan.

Hallway:

Front aspect UPVC double glazed sash style window, radiator, stairs rising to first floor landing, doors leading off to:

Utility Room: 8' 8" x 4' 8" (2.65m x 1.42m)

Minimum Measurements. Space and plumbing for washing machine, space for fridge/freezer, propane gas combination boiler serving domestic heating and water, spot lights.

Living Room: 16' 4" x 12' 8" (4.97m x 3.87m)

Front aspect UPVC double glazed sash style window, fireplace with wood burner, tiled hearth, wood mantle, laminate flooring, ceiling rose, coving.

First Floor Landing:

Rear aspect UPVC double glazed window giving views over the River Tone and countryside beyond, stripped wood flooring, radiator, doors leading off to:

Bedroom 1: 10' 10" x 10' 0" (3.30m x 3.05m)

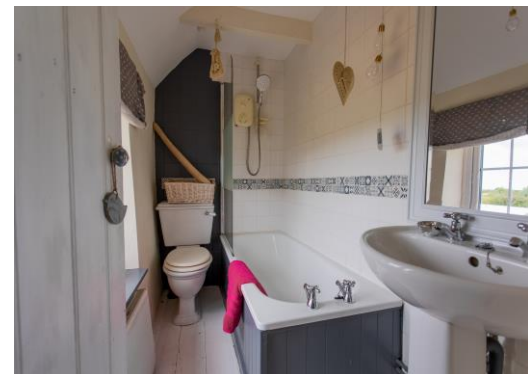
Maximum Measurements. Front aspect UPVC double glazed sash style window with views over open countryside, beams to ceiling, stripped wood flooring, radiator.

Bedroom 2: 10' 2" x 9' 7" (3.10m x 2.92m)

Front aspect UPVC double glazed window giving views to open countryside, radiator, stripped wood flooring, beams to ceiling, archway through to walk in wardrobe/storage recess, with Velux style window.

Bedroom 3: 14' 0" x 9' 4" (4.27m x 2.85m)

Maximum Measurements with restricted head height. Rear aspect UPVC double glazed



window giving views over the River Tone and countryside beyond, Velux style window, stripped wood flooring, radiator.

Bathroom:

Rear aspect UPVC double glazed window giving views over the River Tone and countryside beyond, bath with tongue and groove side panel, Mira shower over, low level toilet, pedestal wash hand basin, radiator, tiled splashbacks, stripped wood flooring.

Outside:

Parking:

Opposite the property is a gravelled area providing off road parking for numerous vehicles.

Garden:

There is a gravelled side garden with steps leading to a grass garden with fence panels surround. The garden is ideal to sit back and relax enjoying an evening drink overlooking the river and the plethora of wildlife. Enclosed within the garden is a metal contained propane gas box.

Services:

The property is connected to mains water and electricity. There is a private septic tank and the central heating is via propane gas cylinders.

Directions:

What3words: ///replayed.planting.closets

Amenities:

Curload is a small hamlet located on the River Tone within convenient access to Stoke St Gregory. Stoke St Gregory is a popular village which has many local amenities including a community owned shop and pub, primary school, church and village hall. North Curry lies less than 2.5 miles away and has further facilities, including a health centre and hairdressers. The County town of Taunton is nine miles away and offers an extensive range of shopping, education, sporting and cultural facilities along with access to the M5 motorway at junction 25. There is also a mainline railway link (Paddington).

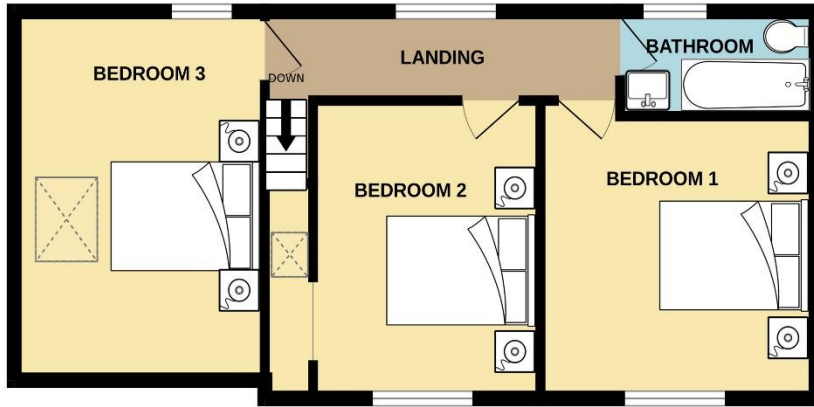
VIEWINGS STRICTLY BY APPOINTMENT:

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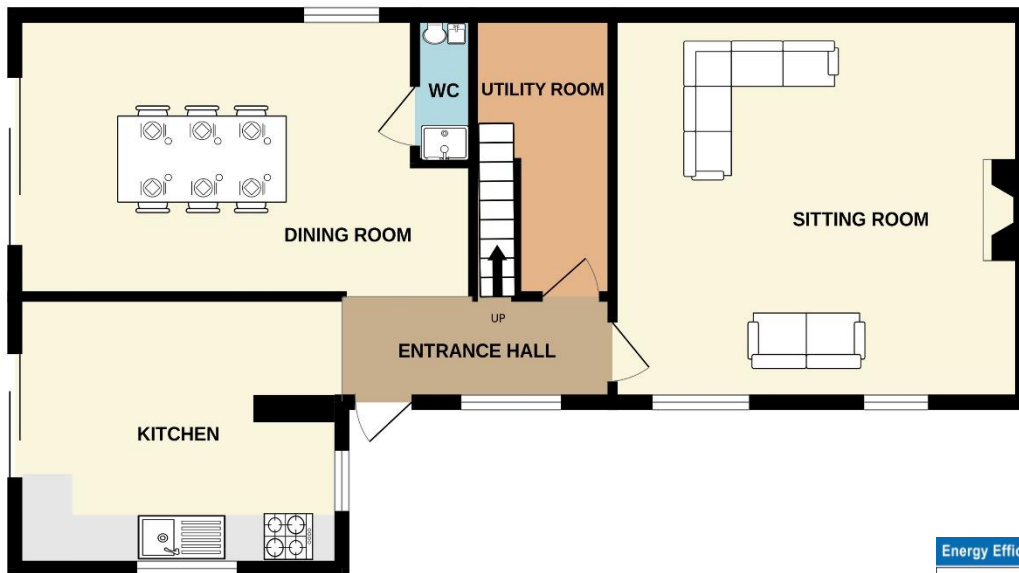
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1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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