



3 Chatham Rise, Chatham Place,  
Curry Rivel, Somerset, TA10 0JG

Guide Price £250,000

3 bedrooms  
Ref:EH002018



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## Overview

- A three bedroom end of terrace house
- Workshop/outbuilding with light and power connected and a lean to/store
- Larger than average rear garden
- Allocated parking
- Double glazing
- Located in a popular village
- Wood burner & owned solar panels
- End of cul-de-sac location
- Separate office ideal for working from home



A three bedroom end of terrace property, which has been much updated & improved by the current owner, located in a popular village. Further accommodation comprises a family bathroom upstairs, a lounge/diner, kitchen, separate study ideal for working from home and cloakroom downstairs. Other benefits include an outbuilding/workshop, a lean to/store, off road parking, ample on road parking, double glazing, wood burner, owned solar panels and electric heating. A particular feature of this property is its larger than average rear garden.



### Accommodation:

A part glazed door with a storm porch over opens into:

#### Entrance Hall:

Front aspect uPVC double glazed window, engineered oak flooring, electric panel heater, under stairs storage cupboard and stairs rise to the first floor. Door leads off to cloakroom and arch leads through to dining room:

#### Cloakroom/Utility:

Front aspect opaque uPVC double glazed window, tiled window sill, low level toilet, corner wash hand basin, heated towel rail, tiled flooring, space and plumbing for washing machine.

#### Living/Dining Room: (L'Shaped') 20' 11" x 11' 8" (6.37m x 3.55m)

Maximum measurements. Rear aspect uPVC double glazed window, uPVC double glazed French doors to the rear garden, engineered oak flooring, wood burner and hearth, electric panel heaters, arch through to:

#### Kitchen: 8' 10" x 7' 4" (2.70m x 2.23m)

Front aspect uPVC double glazed window, 1 1/2 bowl sink and drainer with mixer taps,



fitted with a modern low level and wall mounted kitchen units with integrated dish washer and fridge/freezer, built in induction hob and electric oven, extractor fan over, built in microwave, engineered oak flooring, spot lights.

Stairs rise to the First Floor:

**Landing:**

There is a loft entrance hatch, an airing cupboard housing the hot water cylinder.

Doors lead off to:

**Bedroom 1: 11' 9" x 9' 8" (3.57m x 2.94m)**

Rear aspect uPVC double glazed window, electric panel heater.

**Bedroom 2: 9' 6" x 7' 3" (2.89m x 2.22m)**

Front aspect uPVC double glazed window, electric panel heater.

**Bedroom 3: 7' 11" x 7' 7" (2.42m x 2.31m)**

Rear aspect uPVC double glazed window, electric panel heater, built in wardrobe.

**Shower Room:**

Front aspect opaque uPVC double glazed window, tiled window sill, low level toilet, pedestal wash hand basin, shower cubicle with electric shower, heated towel rail, shaver point, tile effect flooring, extractor fan.

**Outside:**

**Rear Garden: (Approx) 85' 4" x 19' 8" (26m x 6m)**

Largely laid to lawn with a raised decking area, a patio area, access to covered storage and panel fencing to the boundaries.



**Study/Office: 7' 5" x 5' 10" (2.27m x 1.78m)**

uPVC double glazed door, laminate flooring, power and lighting, door to:

**Workshop: 12' 6" x 7' 5" (3.81m x 2.26m)**

2 side aspect uPVC double glazed windows, loft hatch access, power, lighting, uPVC door to the front.

**Lean To/Storage: 22' 6" x 7' 2" (6.86m x 2.18m)**

Covered with a perspex roof with a gate to the front.

**Parking:**

There is allocated parking and ample on street parking.

**Services:**

The property is connected to mains electricity, water and drainage. The heating is via electric panel heaters. There are owned solar panels.

Council Tax Band: B EPC: C

**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.

**Directions:**

What3words:///sleepers.stewing.wager

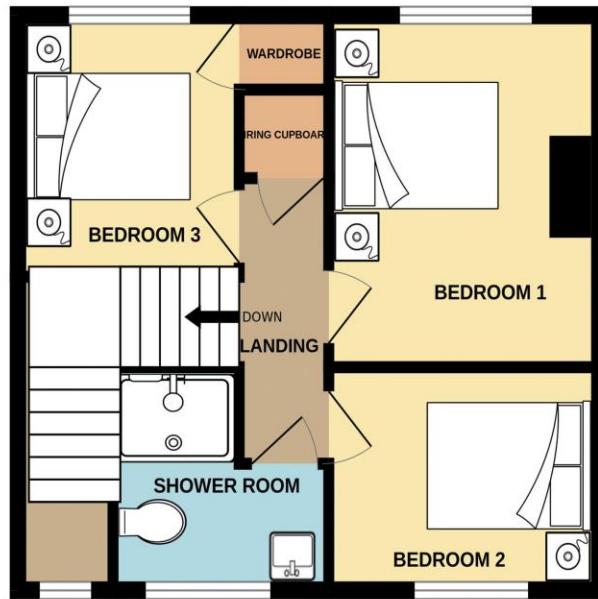
**VIEWINGS BY APPOINTMENT:**

**Langport Office 01458 252530**

**sales@english-homes.co.uk** Disclaimers:

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1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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