



2 Hillside Close, Curry Rivel,
Langport, Somerset, TA10 0EZ

Guide Price £250,000

3 bedrooms
Ref:EH001246



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Overview

- A 3 bedroom mid terraced house
- Garage parking
- uPVC double glazing
- Enclosed rear garden
- Elevated position with views to the church
- Living room, dining room & kitchen
- Popular village location
- Wood burner
- Located in a private close



A well presented 3 bedroom family home which is located in an elevated position in the heart of Curry Rivel. The property comes to the market with the benefits of garage parking, uPVC double glazing, modern electric panel heaters, wood burner, views to the church & enclosed rear garden. Accommodation comprises entrance hall, living room, dining room, kitchen, 3 bedrooms all with storage & family bathroom. Ideal as a family home or an investment property.



ACCOMMODATION:

Covered entrance with opaque uPVC double glazed door providing access to:

Hallway:

Laminate flooring, electric panel heater, under stairs storage cupboard, coving, stairs rising to first floor landing, doors off to:

Living Room: 14' 10" x 10' 4" (4.51m x 3.16m)

Front aspect uPVC double glazed window, electric panel heater, wood burner with hearth, coving, wall mounted lights, archway through to:

Dining Room: 10' 1" x 9' 1" (3.08m x 2.78m)

uPVC double glazed French doors to the rear garden, laminate flooring, electric panel heater, coving, archway through to:

Kitchen: 11' 5" x 9' 2" (3.48m x 2.79m)

Rear aspect uPVC double glazed window, tiled window sill, stainless steel sink and drainer with mixer taps, a range of low level and wall



mounted kitchen units, roll top work surfaces, space for electric cooker, space and plumbing for washing machine, tiled splash backs, pelmet lighting, spot lights, tiled flooring, opaque uPVC double glazed double glazed door to rear garden.

First Floor Landing:

Loft hatch access, coving, airing cupboard with factory lagged hot water tank and slatted shelving, doors off to:

Bedroom 1: 11' 8" x 10' 5" (3.56m x 3.17m)

Max measurements. Front aspect uPVC double glazed window with views to the church, electric panel heater, wardrobe recess, coving.

Bedroom 2: 12' 8" x 8' 4" (3.87m x 2.53m)

Max measurement into wardrobe. Rear aspect uPVC double glazed window, electric panel heater, part panelled wall, wardrobe recess, coving.

Bedroom 3: 7' 0" x 7' 5" (2.13m x 2.26m)

Min measurement not into door recess. Front aspect uPVC double glazed window with views to the church, electric panel heater.

Bathroom:

2 rear aspect opaque uPVC double glazed windows, kidney shaped bath with side panel, mixer taps, electric shower over & glass shower screen, low level dual flush toilet, pedestal wash hand basin with cupboard below, tiled splash backs, coving.



Outside:

Front:

There is a concrete path to the property with a paved patio and a flower bed border, together with a grass bank.

Rear:

There is a paved patio area ideal for evening drinks, a landscaped level lawn garden with well stocked borders, raised vegetable beds, gravelled drying area & attractive tree. The garden is enclosed by fence panels with a gate to the rear and courtesy door to the garage.

Garage:

There is a brick built garage under a pitch tiled roof with storage space, metal up and over door, power, lighting, window to the rear, shelving and courtesy door into the garden.

Services:

The property is connected to mains electricity, water and drainage. The heating is with electric panel heaters & a wood burner. Council Tax Band: C
EPC: D

Amenities:

Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, 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

Directions:

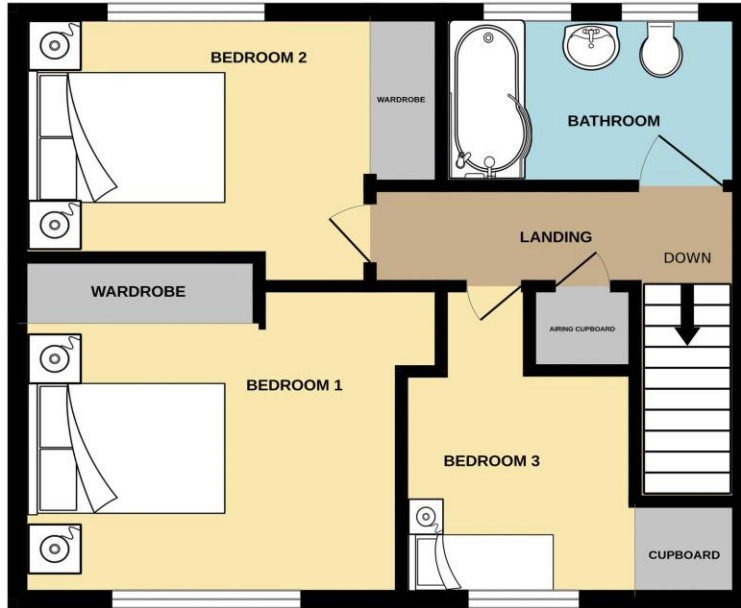
What3words:///toothpick.outlook.wishes

Viewings By Appointment:

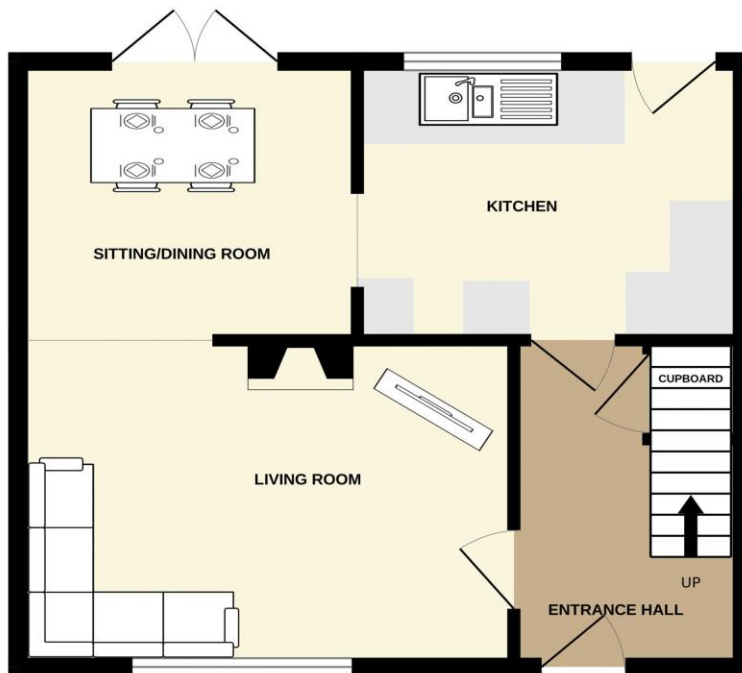
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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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