



35 Abbey Close, Curry Rivel,
Langport, Somerset, TA10 0EL

Guide Price £400,000

4 bedrooms
Ref:EH002140



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Overview

- A 4 bedroom detached family home
- Garage & off road parking for numerous vehicles
- Cloakroom
- Spacious kitchen/dining room
- Sun Room
- Elevated position giving views down the close & countryside beyond
- Cul-de-sac location



A well presented 4 bedroom detached house located in an elevated position in a cul-de-sac in the popular village of Curry Rivel. The property benefits from garage & off road parking, spacious kitchen/dining room, sun room, cloakroom, uPVC double glazing, oil fired central heating and enclosed rear and side garden. Internal viewing is a must to appreciate the well proportioned rooms, together with the standard. If you are looking for a property simply to move your furniture into then this is the one for you!



Accommodation:

uPVC double glazed patio doors leads through to:

Entrance Porch:

Side aspect uPVC double glazed window, wall mounted light, opaque uPVC double glazed door giving access to:

Hallway:

Radiator, stairs rising to first floor landing, under stairs storage cupboard, cloaks cupboard, doors leading off to:

Cloakroom:

Rear aspect opaque double glazed window, low level dual flush toilet, pedestal wash hand basin with mixer taps, mosaic tile splashbacks, radiator, extractor fan.

Living Room: 21' 6" x 12' 3" (6.56m x 3.74m)

Maximum Measurements. Dual aspect uPVC double glazed windows to the front and rear, radiator.

Kitchen/Dining Room: 25' 0" x 13' 1" (7.61m x 3.98m)

L shaped, Maximum Measurements. Triple aspect uPVC double glazed windows to the



front, side and rear, laminate flooring, radiator, breakfast bar, 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, integrated fridge/freezer, integrated slim line dishwasher, integrated washing machine, halogen hob and electric oven with concealed extractor fan and light over, spotlights, door leading back through to hallway, opaque glass panel door giving access to:

Sun Room: 12' 10" x 5' 0" (3.92m x 1.52m)

Triple aspect uPVC double glazed windows to front, rear and side, laminate flooring, radiator, spotlights, uPVC door to the rear garden.

First Floor Landing:

Front aspect uPVC double glazed window, smoke detector, loft hatch access, airing cupboard with radiator and slatted shelving, doors leading off to:

Bedroom 1: 12' 6" x 12' 5" (3.80m x 3.78m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 2: 13' 3" x 9' 1" (4.03m x 2.76m)

Front aspect uPVC double glazed window, radiator.

Bedroom 3: 12' 5" x 8' 10" (3.78m x 2.69m)

Front aspect uPVC double glazed window, radiator.

Bedroom 4: 8' 1" x 7' 11" (2.46m x 2.41m)

Rear aspect uPVC double glazed window, radiator.

Bathroom:

Two rear aspect opaque uPVC double glazed windows, bath with side panel, wall mounted shower and glass shower screen, pedestal wash hand basin with mixer taps, low level dual flush toilet, splashbacks, heated towel rail, inset spotlights, extractor fan.



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Outside:

Front and Parking:

There is a block and paved driveway providing off road parking for numerous vehicles. The front garden is laid to lawn with well stocked borders, a paved path leads to the property and courtesy gate leads to the side.

Garage: 18' 7" x 10' 0" (5.66m x 3.05m)

Brick garage under a pitch tiled roof, metal up and over door, power, lighting, side aspect window, courtesy door through to:

Side Garden:

There is a paved patio area, raised flower bed border and decking area with fence panels surround, direct access back to the garage.

Rear Garden:

Gravelled patio, lawned garden, well stocked borders, laurel hedge and fence panel surround.

Services:

The property is connected to mains electricity, water and drainage. The heating is oil fired central heating. Council Tax Band: D EPC: E

Material Information:

In accordance with the Estate Agents Act 1991 we advise that the owner is a "connected" person i.e. is related to a person working at English Homes.

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:///sensible.liability.ballpoint

Viewings By Appointment:

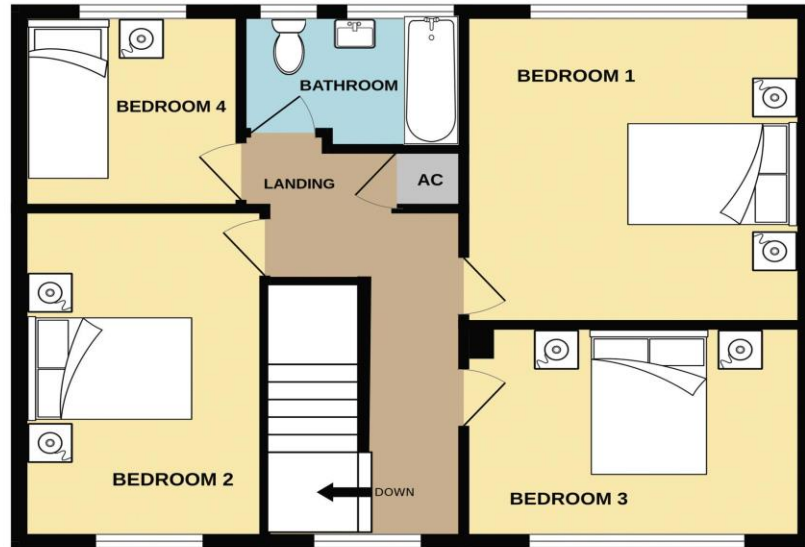
Langport Office 01458 252530

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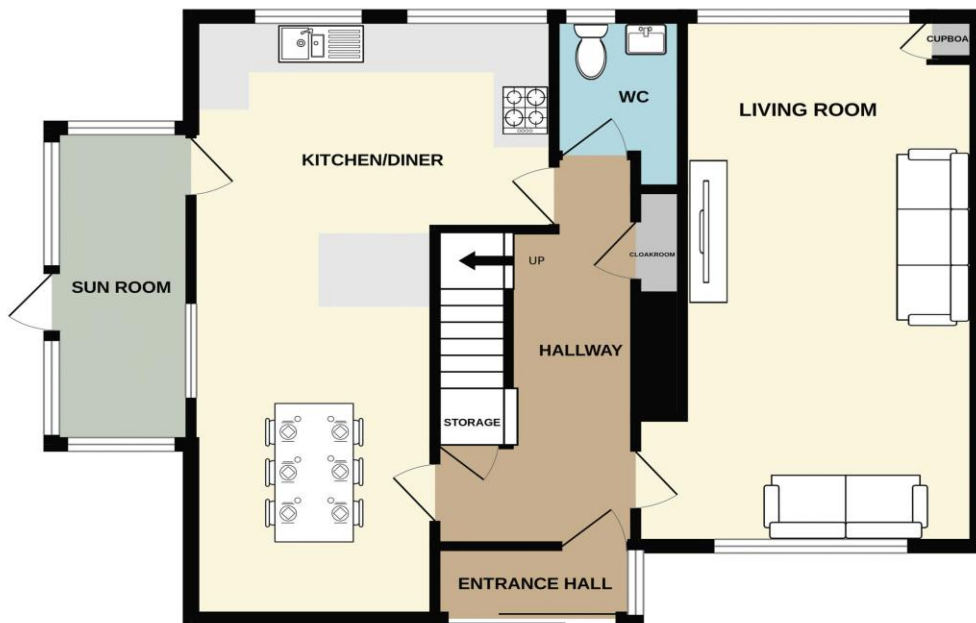
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1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	63	69



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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