



33a Stanchester Way

Curry Rivel, TA10 0PS

£285,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



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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GROUND FLOOR: ENTRANCE PORCH 7'0" x 2'8" (2.13m x 0.81m), ENTRANCE HALLWAY, SITTING ROOM: 23'0" x 11'6" > 8'6" (7.01m x 3.50m > 2.59m) KITCHEN: 10'4" x 8'10" (3.14m x 2.69m), DINING ROOM: 8'5" x 7'6" (2.56m x 2.28m)

FIRST FLOOR: LANDING, BEDROOM ONE: 11'5" x 10'0" (3.48m x 3.05m), BEDROOM TWO: 11'5" x 8'10" (3.48m x 2.69m), BEDROOM THREE: 8'3" x 7'7" (2.51m x 2.31m)

BATHROOM: 8'9" x 5'9" (2.67m x 1.75m)

WM&T

Description:

A beautifully presented, three bedroom family home located within the popular village of Curry Rivel.

The property is warmed via an oil fired central heating system and is uPVC double glazed throughout.

With a driveway providing off road parking for two cars, a single garage and a South-Westerly facing, corner plot rear garden.

- Three Bedrooms
- Semi-Detached House
- Popular Village Location
- Off Road Parking For 2 Cars
- Single Garage
- uPVC Double Glazed
- Oil Fired Central Heating



This spacious and well presented three bedroom family home is situated in a cul-de-sac position, within the popular village of Curry Rivel. The property benefits from uPVC double glazing throughout, an oil fired central heating system and a good size South-Westerly facing rear garden. The accommodation comprises in brief; entrance porch, entrance hallway with stairs rising to the first floor and useful under stair storage cupboard. The sitting room has patio doors providing access into the rear garden and a feature fireplace with an open fire. The kitchen was re-fitted in 2021 and offers a selection of wall mounted and base storage

units with work surfaces and matching upstands, space for an electric oven with tiled splashback and extractor fan above, space for a fridge/freezer, space/plumbing for a washing machine and space/plumbing for a dishwasher. The dining room offers internal access into the garage and doors leading into the rear garden. On the first floor there are three bedrooms and a bathroom with 'P' shaped bath, floor to ceiling tiling and a heated towel rail. The rear garden is laid predominantly to lawn and patio. There is an area of patio, a outside tap, useful side access and a timber summerhouse. To the front of the property there is a block paved driveway providing off road parking for two cars.



GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, oil fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/makeup.slide.pairings

Council Tax Band: C

Broadband Availability: Ultrafast. Up to 1000 Mbps download speed. Up to 1000Mbps upload speed.

Mobile Phone Coverage: Indoor - Voice & Data likely available with EE, Three O2 and Vodafone voice only likely available. Outdoor - Voice, Data & Enhanced Data likely available with EE, Three, O2 and Vodafone.

Agents Note: This property is owned by a director of JREA Ltd trading as Wilkie May and Tuckwood, Taunton.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

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Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.