



**19 Maple Road**  
Curry Rivel, TA10 0AG  
£415,000 Freehold

  
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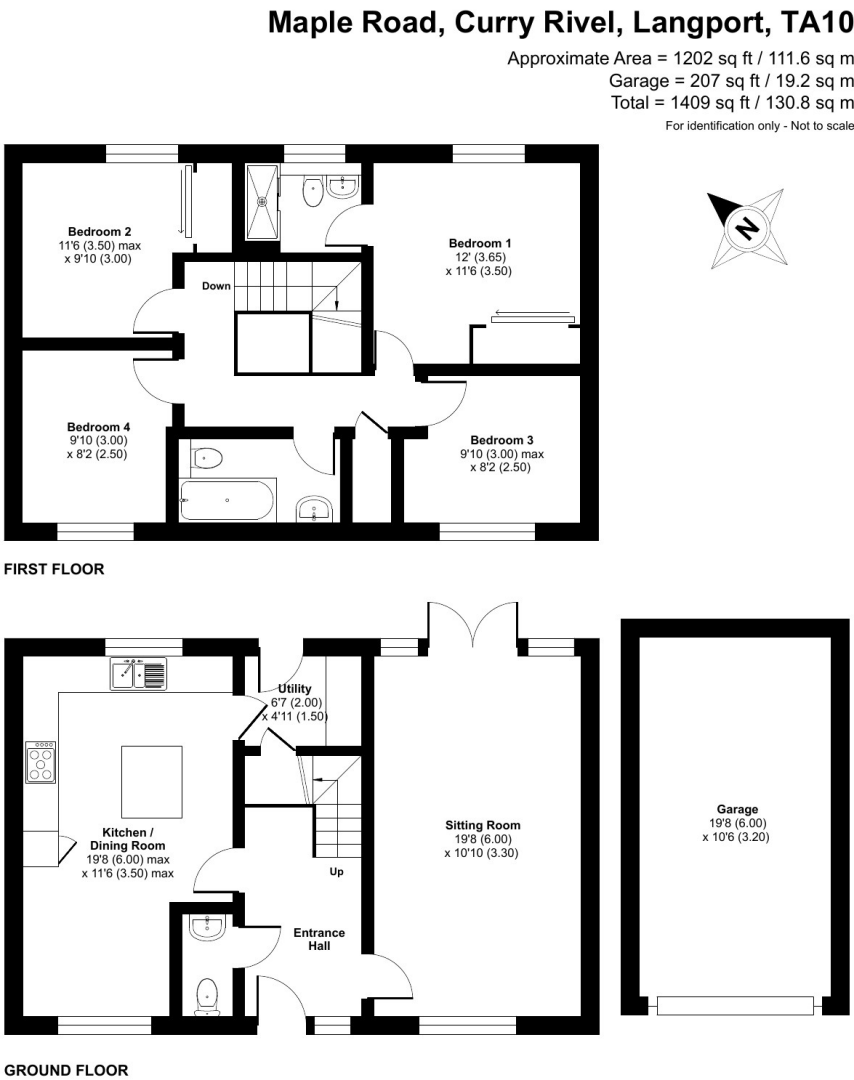
  
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**Wilkie May  
& Tuckwood**

Floor Plan





# Description

This spacious and well presented, detached family home is located within the desirable village of Curry Rivel.

The property, which is situated in a tucked away position on this popular modern development, offers four good size bedrooms, contemporary living spaces and views over a field to the front.

This property perfectly blends modern comfort, with a peaceful rural setting.

The accommodation is arranged over two floors, is uPVC double glazed throughout, warmed via an (LPG) gas central heating system and has the remainder of its ten year NHBC warranty left to run for peace of mind.

- Detached House
- Four Bedrooms
- Popular Village Location
- LPG Gas Central Heating
- uPVC Double Glazed
- Built In 2018
- Single Garage & Off-Road Parking



The accommodation comprises in brief; entrance hallway with stairs rising to the first floor and doors providing access into the cloakroom, kitchen and the living room. The ground floor cloakroom comprises low level wc and wash hand basin with an obscured uPVC double glazed window to the front. The living room spans the entire depth of the house, has a uPVC double glazed window to the front, uPVC double glazed French doors providing access into the rear garden and an electric fire with surround. The kitchen/dining room offers a selection of matching wall and base storage units, a central island/breakfast bar, an integrated fridge/freezer, integrated dishwasher, integrated eye-level electric oven, integrated five ring gas hob with extractor fan above.

Off the kitchen there is a useful utility room with space and plumbing for a washing machine, space for a condensing tumble drier and a large understairs storage cupboard. On the first floor there are four good size bedrooms, the master with integrated wardrobes and an en-suite shower room comprising low level wc, wash hand basin and shower cubicle. The accommodation is completed with a family bathroom comprising panelled bath with shower over, low level wc and a wash hand basin. Externally, the rear garden is walled on all sides and is predominantly laid to lawn and patio with a useful side access. Alongside the property there is a single garage with an up-and-over door plus a driveway providing off-road parking for one car.

WM&T



### 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, LPG gas fired central heating.

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

**Property Location:** [w3w.co/careful.sour.freely](https://www.w3w.co/careful.sour.freely)

**Council Tax Band:** E

**Broadband Availability:** Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice likely available with O2; data limited with EE, Three, O2 & Vodafone. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—low.

**Agents Note:** We understand there is an Estate Management Charge of £200 p/a for this development via Alpha Housing.

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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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.

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