



£395,000

At a glance...



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COUNCIL TAX

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**holland
& odam**

Rose Cottage
Back Lane
Curry Rivel
Langport
Somerset
TA10 0NY

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Somerton office, turn right into West Street and follow the road to the mini roundabout. Turn left onto Langport Road B3153 and follow for approximately 4 miles. At the mini roundabout take the third exit onto Somerton Road A372 and follow through Langport town A378 and continue into Curry Rivel. Shortly after passing the village sign, turn left into Brickwall Lane and continue straight over at the crossroads. The property can be found shortly on your right hand side, indicated by our board.

Services

Mains electricity and water are connected.
Septic tank.
Oil fired central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Curry Rivel is located just under 2 miles west of Langport and offers a variety of amenities, including a One Stop convenience store, a garage, a petrol station with a post office, a church, a primary school, and a highly regarded restaurant/pub. Langport provides additional facilities to meet everyday needs, featuring a range of shops, including a Tesco store, a medical centre, several churches, and schools for all ages, notably the esteemed Huish Academy. The town of Langport is approximately 8 miles north of the A303, which links to the national motorway network, including the M5, situated just 12 miles away. Curry Rivel is conveniently positioned for access to larger towns, with Taunton 9 miles away, offering a mainline railway station to London/Paddington, as well as Bridgwater and Yeovil, both of which have mainline railway stations serving Waterloo and Paddington.

Insight

Charming detached cottage presenting an exciting opportunity for buyers to finalise a renovation project. Situated in a rural position along Back Lane, between Curry Rivel and Drayton, this ongoing project is ready for the next owner to add the finishing touches to create their dream home.

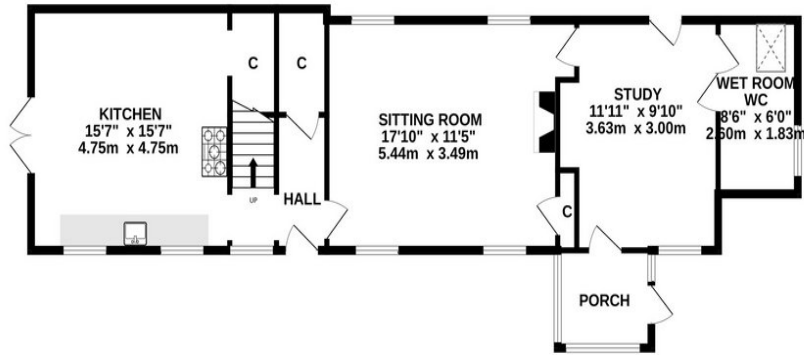
The property boasts accommodation that is both functional and full of potential comprising; entrance porch, kitchen diner featuring a central island patio doors that open to the rear garden, making this the perfect entertaining space. The double aspect living room is complete with the country 'must have' wood burning stove and leads into a convenient study/ hobby room, while an additional wet room/ WC construction ready for internal completion, allowing for customisation.

On the first floor, the cottage accommodates three generously sized bedrooms serviced by a spacious bathroom with a separate shower completes this level, providing convenience for family living. Externally the benefits from ample off road parking options and the long garden is a blank canvas, ready for you to create your own personalised outdoor space, with the addition of a patio area and useful storage shed.

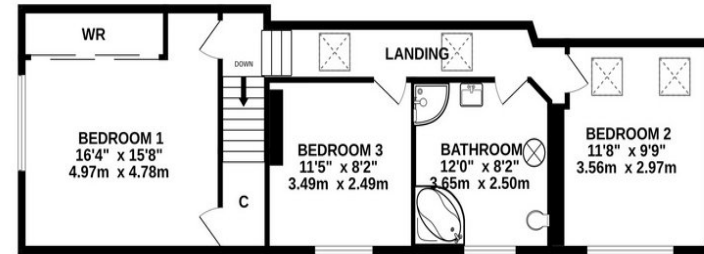
- Extended detached cottage situated on the outskirts of Curry Rivel
- Mostly renovated, ready for finishing touches by the new owner
- Three reception rooms and three double bedrooms
- Family bathroom and optional wet room/ WC
- Long rear garden offering a blank canvas for garden enthusiasts to create their own personalised space
- Ample off road parking, oil central heating and double glazing



GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.

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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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