

Symonds  
& Sampson



## 4 School Mews, Church Street, Curry Rivel, Somerset, TA10 0BT

A very well presented spacious 153 square meter three bedroom semi-detached house.



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- Three spacious double bedrooms
- Underfloor heating downstairs
- Three allocated parking spaces
- Air source heat pump
- Spacious open plan kitchen dining room
- Village location

£1,400 Per Month



Available immediately for an initial 12 month tenancy.  
Preference for a long term tenancy.

A very well presented three double bedroom modern semi-detached house. The front door leads to an entrance hall with doors leading to a sitting room, study, cloakroom. Spacious open plan living, dining, kitchen with integral dishwasher, fridge/freezer, oven and hob. Large cupboard with space and plumbing for a washing machine and space for a tumble dryer. Stairs from the hallway lead to three spacious double bedrooms one with en-suite shower room and a family bathroom with separate shower cubicle.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited or none, outdoor mobile signal is likely. Superfast broadband is available to the property via Openreach. There is a very low risk of flooding as stated by the GOV.UK website. The property has electric air source heating and will be let unfurnished.

Rent - £1400 per calendar month / £323 per week  
Holding Deposit - £323  
Security Deposit - £1615  
Council Tax Band - D  
EPC Band - B

SITUATION

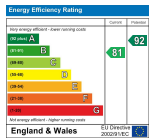
Curry Rivel offers a good range of village amenities with General Store, Post Office, popular Public House and restaurant, Petrol Station and Sandpits Heating Centre incorporating the popular Living Pretty tea rooms. There is a C of E Primary School in the village and Huish Episcopi Academy and Sixth Form College approximately 3 miles distant. Langport is approximately three miles away with wide range of amenities including Tesco. The County Town of Taunton is approximately twelve miles to the West and offers excellent shops and services with private schooling and leisure facilities. The M5 can be joined at junction 25 and there is a mainline railway station at Taunton.

OUTSIDE

Low Maintenance spacious patio garden. Three allocated parking spaces, behind the property on a private road.

DIRECTIONS

what3words:///approvals.cathers.lazy



Yeovil/KM/23.04.2025



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