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

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

3 2 3

- 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

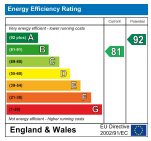
Curry Rivel offers a good range of village amenities with General Store, Post Office, popular Public House and restaurant, Petrol Station and Sandpits Heating Centre incorporating the popular Living Pretty tea rooms. There is a C of E Primary School in the village and Huish Episcopi Academy and Sixth 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

RICS Regulated by RICS
arla | propertymark PROTECTED

01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages