



Nestled in the charming village of Curry Rivel, this modern semi-detached family home is conveniently located near local shops, a pub, and other amenities. With plenty of potential for extension, subject to necessary permissions. The ground floor boasts a spacious semi-open plan lounge/dining room and kitchen area, featuring a striking focal point - a multi-fuel burning stove that provides warmth and ambiance on chilly winter days. The room is also illuminated by natural light pouring in through the double-glazed windows. The rear of the property is completed by a delightful conservatory, perfect for relaxing and enjoying the fresh air. The first floor accommodates three bedrooms and a sleek, modern shower room. The property is double-glazed throughout, ensuring energy efficiency and comfort. Heating is provided by LPG bottles or the multi-fuel burning stove, offering flexibility and choice. The beautiful rear garden boasts a sunny southerly aspect, with ample space to relax and enjoy the outdoors. The patio area is perfect for alfresco dining, while mature fruit trees and lush plant and shrub borders add to the garden's charm. Additionally, a garage and driveway provide ample parking and storage space.

Key Features

- A semi detached family house
- Situated in the sought after village of Curry Rivel close to shops and other amenities
- Well presented accommodation
- Entrance porch. Large lounge area with a chimney breast and multi fuel burning stove
- Dining area and open plan kitchen
- Double glazed conservatory
- 3 first floor bedrooms and refitted modern shower room
- Double glazing. LPG heating and a multi fuel burning stove
- A generous & southerly aspect rear garden with mature fruit trees and plants
- Garage and driveway. NO CHAIN







Tenure: Freehold

Tax band: C

Property Location:
what3words.com/closed.glidin.g.jaundice

Services: The property is connected to mains water, main drainage, mains electric and has LPG for heating and cooking. The property also comprises of a multi wood burner in the lounge.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	C
Asking price	£290,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	
Number and types of room	3
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	LPG for heating and cooking. Multi wood log burner.
Broadband	https://checker.ofcom.org.uk/ (FTTP) Fibre to premises
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely on EE, O2, Vodafone and Three
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	E
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.