



George James
PROPERTIES
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Stancrest

Currywoods Way, Curry Rivel, TA10 0NT

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EST. 2014

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Guide Price - £406,700

Tenure – Freehold

Local Authority –Somerset Council

Summary

Stancrest is a beautifully presented detached bungalow offering good, well-planned accommodation. The property benefits from a number of recent upgrades including an extended patio, new oil tank, external electricity sockets and wireless lights, new front door and fitted wardrobes in the master bedroom. The property was fully renovated a few years ago, and is still presented in exceptional standard. The property consists of three bedrooms, the master with shower ensuite, a large family bathroom with separate bath and shower, sitting room, and large kitchen/dining room with a utility off it. The gardens are a good size and are well maintained, with ample parking to the front.

Services

Mains water, drainage and electricity are connected. Oil fired central heating. Council tax band E,

Amenities

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.

what3words

///blogs.repay.maddening

Entrance Porch

Brand new entrance door leads to the porch with replacement door to the entrance hall.

Entrance Hall

With radiator and access to the loft space.

Sitting Room 15' 7" x 12' 2" (4.76m x 3.72m)

With window to the front and side. Radiator.



Kitchen/Family Room 24' 11" x 12' 2" (7.60m x 3.70m)

With two windows to the side, modern fitted kitchen comprising range of base and wall mounted kitchen units with work surfaces over. Built in fridge, freezer and dishwasher. Built in double oven and four ring electric hob with extractor hood over. Opening to the family room/dining room with window to the side and French doors to the rear garden.

Utility Room 7' 9" x 5' 7" (2.36m x 1.71m)

With window to the side, range of base units with work surfaces over, single drainer sink unit, space for washing machine and tumble dryer. Floor mounted, recently installed oil fired boiler providing hot water and central heating.

Bathroom

With window to the side, modern suite comprising panelled bath, wash hand basin with vanity cupboard under and low level WC. Corner shower cubicle with mains shower. Ladder towel rail.

Bedroom 1 18' 8" max x 12' 6" max (5.69m max x 3.80m max)

With two windows to the rear and radiator, built in wardrobe.

En-Suite Shower Room

With window to the rear, modern suite comprising low level WC, wash hand basin with vanity cupboard under and large shower cubicle with mains shower. Ladder towel rail.

Bedroom 2 12' 3" x 9' 5" (3.73m x 2.88m)

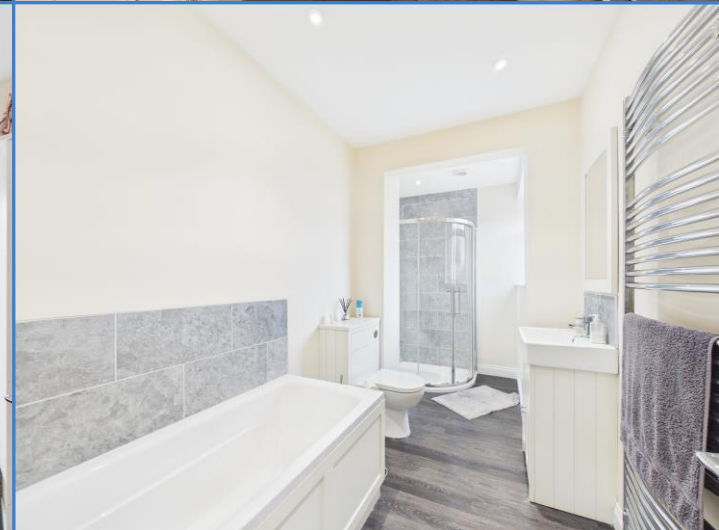
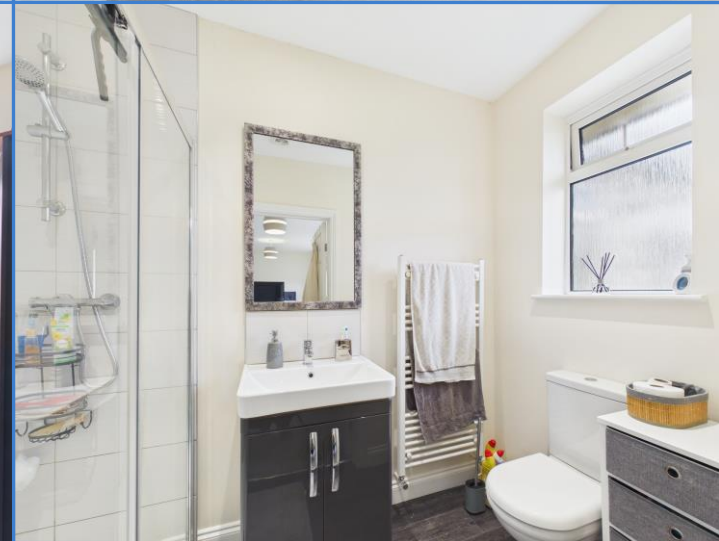
With window to the front and radiator.

Bedroom 3 11' 9" x 9' 6" (3.58m x 2.90m)

With window to the front and radiator.

Outside

The property is approached via a herringbone brick vehicular drive with cotswold gravel parking area for several cars. Pedestrian side gate and path leads to the rear. The rear garden is south west facing and has a patio with lawned garden. As previously mentioned, the patio here has been extended, and a range of planters, wireless lights, electricity sockets and a shed with new base have been added.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		43	77
		EU Directive 2002/91/EC	

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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