



30 Westfield  
Curry Rivel, TA10 0HX

George James PROPERTIES  
EST. 2014

# 30 Westfield

Curry Rivel, TA10 0HX

Guide Price - £289,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

30 Westfield is a modern well presented semi-detached house. The property offers good size living accommodation including entrance hall, sitting room and large kitchen/dining room. There is a useful utility room and WC. To the first floor there are three bedrooms and bathroom. Outside there is ample off road parking and single garage. There are large gardens to the rear.

## Services

Mains water, drainage and electricity are all connected. Underfloor heating to both the ground and first floors via an efficient external electric air source heat pump. Council tax band C.

## 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

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## Entrance Hall

Entrance door leads to the entrance hall with stairs to the first floor.

## Sitting Room 15' 9" x 12' 10" (4.79m x 3.92m)

With window to the front, feature fireplace housing electric cast iron fireplace.

## Kitchen/Dining Room 17' 3" x 14' 6" (5.26m x 4.41m)

With window to the rear and French doors to the garden. High quality solid oak kitchen with granite surfaces over. Fitted electric oven and four ring hob with extractor over. Sink unit with mixer tap.



**Utility Room** 7' 3" x 5' 7" (2.22m x 1.70m)

With part glazed door to the rear garden. Sink unit and space for washing machine and tumble dryer.

**WC**

With window to the rear, low level WC and wash hand basin.

**Landing**

**Bedroom 1** 11' 3" x 10' 2" (3.43m x 3.10m)

With window to the rear and range of built in wardrobes.

**Bedroom 2** 8' 5" x 9' 6" (2.56m x 2.90m)

With window to the front.

**Bedroom 3** 7' 3" x 8' 4" (2.20m x 2.54m)

With window to the front.

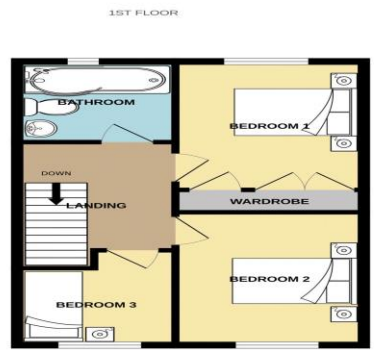
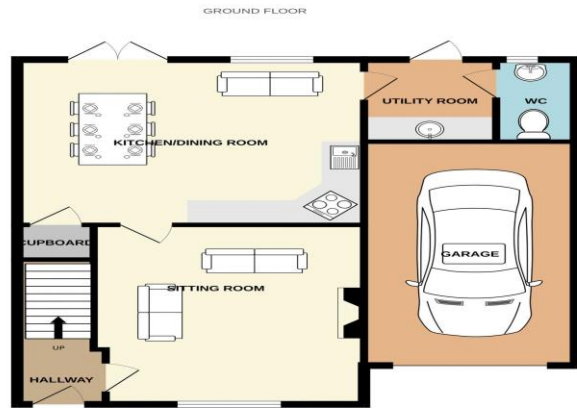
**Bathroom**

With window to the rear. Bathroom suite comprising low level WC, pedestal wash hand basin and 'P' shaped bath with shower screen and mains shower over. Heated ladder towel rail.

**Outside**

To the front of the house there is a driveway and parking for several vehicles. A side pedestrian gate leads to the side where there is a covered storage area and access to the rear garden. The rear garden has a patio area, water tap and outside lighting. There is a lawned garden with raised vegetable beds and timber garden shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan, the Seller does not warrant the accuracy of the floor plan and the prospective purchaser should verify the accuracy of the floor plan before purchase.

Measurements are taken for any error, and no guarantee is given.



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