



30 Stoneyhurst Drive
Curry Rivel, TA10 0JH

GeorgeJames PROPERTIES
EST. 2014

30 Stoneyhurst Drive

Curry Rivel, TA10 0JH

Guide Price - £439,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well presented detached family home with accommodation comprising entrance hall, WC, sitting room/dining room, modern kitchen/breakfast room and useful study/snug. To the first floor there are four bedrooms and bathroom. Outside there is a driveway and off road parking leading to an oversized garage. The large rear gardens are private with summer house and shed. The house is quietly situated on this popular cul-de-sac in Curry Rivel.

Amenities

Curry Rivel offers a good range of village amenities with General Store, Post Office, Public House, Petrol Station and Sandpits Heating Centre. There is also the very popular Firehouse village pub and restaurant. Langport is approximately two miles away with wide range of amenities including Tesco stores and the well known Huish Episcopi Academy and Sixth Form. 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.

Services

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

What3words

///span.acre.handrail

Entrance Hall

Open storm porch with entrance door leading to the entrance hall with window to the front, radiator and understairs storage cupboard.

WC

With window to the front, modern suite comprising low level WC and wash hand basin. Radiator.

Sitting Room/Dining room 20' 1" x 18' 9" (6.13m x 5.72m)

With windows to the front and rear, French doors lead to the rear garden. Open fireplace and three radiators.



Kitchen/Breakfast Room 12' 7" x 9' 1" (3.84m x 2.77m)

With window to the rear. Kitchen comprising base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap, fitted fridge freezer. Space for cooker and dishwasher. Radiator. Opening to:-

Snug/Study 10' 11" x 8' 6" (3.33m x 2.6m)

With French doors to the rear and radiator. Door to the garage.

Landing

With window to the front and built in airing cupboard with hot water cylinder and slatted shelving.

Bedroom 1 13' 4" x 8' 10" (4.07m x 2.68m)

With window to the rear and radiator.

Bedroom 2 10' 8" x 8' 11" (3.26m x 2.71m)

With window to the rear, built in cupboards and radiator.

Bedroom 3 9' 6" x 9' 8" (2.9m x 2.95m)

With window to the front and radiator.

Bedroom 4 12' 1" x 7' 9" (3.68m x 2.37m)

With window to the front, radiator and built in cupboards.

Bathroom

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

Outside

To the front of the property there is a driveway leading to the garage. The front garden is laid to lawn with Laurel hedge. A pathway leads to the side with gate giving access to the rear garden.

Garage 21' 9" x 9' 0" (6.62m x 2.75m)

Large garage with garage door, power and light connected. Oil fired boiler and plumbing for washing machine. Internal fire door to the Snug/Study.

Rear Garden

The private rear garden is mainly laid to lawn with flower and shrub borders, there is a gravelled patio area, garden shed and summer house.

Agents Note

To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.





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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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