



English Homes



Churchway, Curry Rivel, LANGPORT, TA10 0EF

A charming detached period cottage, well presented. Five bedrooms (one in the annexe), two reception rooms, conservatory, large gardens, good garaging, excellent parking, double glazed, oil central heating, open fireplace with woodburner, bathroom, ensuites, cloakroom. Not listed and clearly well loved by the vendor - a delightful opportunity. Separate one bed annexe for a relative or it could be let out.

- Detached period cottage
- Two reception rooms
- Gardens and greenhouse
- Conservatory
- Period features
- Four bedrooms
- Ensuite to master
- Large south facing garden
- Self contained annexe
- Garage and parking

Guide Price £395,000

Accommodation

The uPVC front door opens to the entrance hall with tiled floor, radiator, coat hanging space and a door to

Downstairs cloakroom 4'0" by 3'1" (1m 22cm x 0m 94cm)

Modern white close coupled WC and washbasin

Dining room 13'3" by 8'1" (4m 4cm x 2m 46cm)

Tiled floor, double glazed uPVC window to the front, radiator, stairs to the first floor, door to

Sitting room 25'9" by 11'0" (7m 85cm x 3m 35cm)

Fitted carpet, open fireplace with woodburner, radiators, double glazed uPVC windows to the front, uPVC pedestrian door to the rear garden, uPVC French doors to

Conservatory 16'10" by 10'0" (5m 13cm x 3m 5cm)

Tiled floor, uPVC double glazed windows and French doors to the rear garden, radiator

Kitchen 13'0" by 8'7" (3m 96cm x 2m 62cm)

Tiled floor, ample wooden storage cupboards above and below roll edged worktops, pantry, one and half bowl stainless sink, integral dishwasher, space and plumbing for washing machine, oven and fridge/freezer, extractor canopy, double glazed uPVC window to the rear, radiator

Upstairs

Carpeted stairs lead to the first floor

Landing

Airing cupboard housing electric immersion heater, loft access, window, door to

Master bedroom 16'9" by 12'5" (5m 11cm x 3m 78cm) Approx

Fitted carpet, double glazed uPVC windows to two aspects, fitted wardrobes, radiator, door to

Ensuite

Shower cubicle, close coupled WC, pedestal washbasin, chrome towel radiator, extractor fan, double glazed uPVC window to the rear

Bedroom 2 13'0" by 8'10" (3m 96cm x 2m 69cm)

Fitted carpet, radiator, double glazed uPVC window to the rear, washbasin, storage cupboard

Bedroom 3 10'0" by 7'7" (3m 5cm x 2m 31cm)

Fitted carpet, radiator, double glazed uPVC window to the front, built in wardrobe

Bedroom 4 9'6" by 5'8" (2m 90cm x 1m 73cm)

Fitted carpet, radiator, double glazed uPVC window to the front

Bathroom 9'6" by 6'1" (2m 90cm x 1m 85cm)

P shaped white bath with shower over, washbasin set in a vanity unit, close coupled WC, chrome towel radiator, fully tiled walls and floor, extractor fan, double glazed uPVC window to the side

Annexe

Converted from a tandem garage with permission for use as an annexe.

Sitting area 8'7" by 5'10" (2m 62cm x 1m 78cm)

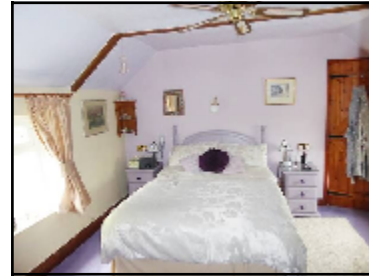
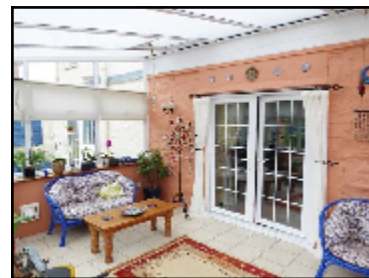
Fitted carpet, radiator, windows to two aspects, open plan to

Kitchen 9'7" by 6'9" (2m 92cm x 2m 6cm)

Modern with storage cupboard, one and half bowl stainless steel sink, space and plumbing for washing machine, fridge and electric oven. Velux skylight (electric) and extractor fan

Bedroom 9'9" by 7'4" (2m 97cm x 2m 24cm)

Fitted carpets, built in wardrobe, velux skylight (electric), door to



Ensuite shower room 7'4" by 5'0" (2m 24cm x 1m 52cm)

Shower cubicle, close coupled WC, pedestal wash basin, chrome towel radiator, extractor fan, double glazed uPVC window to the front, floor mounted oil fired boiler providing domestic central heating for the whole property

Outside

Front garden

Set behind a low bank and hedge the front garden has flower beds, the modern plastic oil tank and separate front door to the annexe. It is largely paved/gravelled and could accommodate to five perhaps six cars

Rear garden 75'0" by 56'0" (22m 86cm x 17m 7cm) Approx

A delight, facing south. Partly lawned and partly paved with footpaths, raised beds and timber fencing all presented well. There is a greenhouse, timber garden shed and a brick and stone outbuilding containing a WC, washbasin and log store

Garage and parking 24'6" by 11'0" (7m 47cm x 3m 35cm)

At the end of the garden is a smart timber and blockwork garage with power, light and windows. Outside the garage are two parking spaces (one with a gate to the garden) in addition to the five spaces to the front of the property

Agents note

Vehicular access to the garage is by a right of way over a drive that initially leads to other properties and comes out on Abbey Close.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

info@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

Curry Rivel Amenities

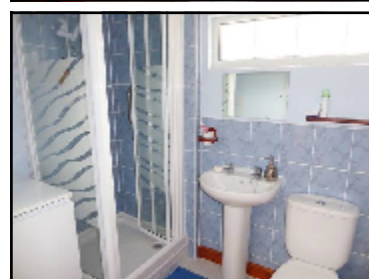
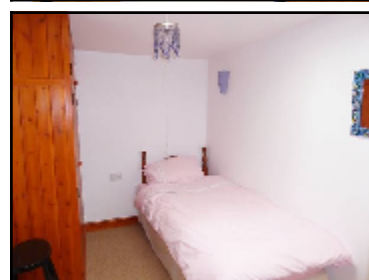
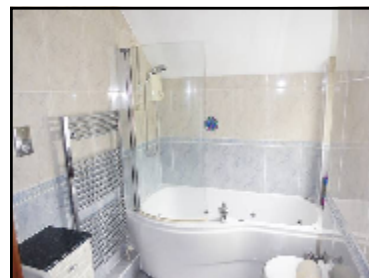
Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including general stores/post office, tea rooms, garage, petrol station, barber shop, church, primary school and public house. Langport amenities fulfil most day to day needs, with a variety of shops which includes a Tesco Store, medical centre, various churches and schools for all ages including the well known Huish Episcopi Academy. The town of Langport itself lies only about eight miles north of the A303 which connects to the national motorway network. Curry Rivel is well placed for the larger towns of Taunton 9 miles with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington). The Dorset coast is about 25 miles.

Energy Efficiency Rating

Band E with a potential for Band F

Directions

From English Homes Langport office turn left out of the car park and follow the road into Curry Rivel. Shortly after passing the village boundary sign you will see an old gate lodge on the left, this property is about three houses along on the left hand side indicated by an English Homes For Sale board.





Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of any offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Designed and printed by English Homes.