



## The Squirrels

Bell Orchard, Curry Rivel, TA10 0EG

George James PROPERTIES  
EST. 2014



# The Squirrels

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Guide Price - £450,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

The Squirrels is a modern detached family house which has undergone improvements by the current owners including an impressive extension to the sitting room featuring a vaulted ceiling. Other improvements include a replacement external oil fired combi boiler, soffits and fascias, solar panels and landscaped gardens. The property offers accommodation including entrance hall, cloakroom, sitting room with a multi-fuel fireplace, dining room and kitchen with separate utility room. To the first floor there are four bedrooms and a modern fitted shower room. Outside there is ample parking, electric car charging point and access to the garage, to the front and rear there are landscaped and lawned gardens.

## Amenities

The property is situated at the head of a cul de sac among other houses and bungalows. 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. 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 two 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.

## Services

Mains drainage, water and electricity are all connected. Oil fired central heating to radiators. Council tax band D. The property has solar panels (Photovoltaic - PV) which helps to reduce energy prices. A car charging point is also fitted.

## Entrance Hall

Glazed entrance door leads to the entrance hall with stairs to the first floor, understairs storage cupboard and radiator.

## Cloakroom

With window to front, modern fitted suite comprising low level WC and pedestal wash hand basin. Radiator and tiling to splash prone areas.

**Sitting Room** 17' 2" x 22' 1" (5.22m x 6.72m)





Extended to create a lovely bright triple aspect room, vaulted ceiling with Velux windows, three radiators and a multi-fuel fireplace.

**Dining Room** 10' 7" x 12' 10" (3.23m x 3.91m)  
Double aspect with patio doors to the rear garden.

**Kitchen** 12' 0" x 10' 7" (3.65m x 3.22m)  
With window to the rear. Fitted kitchen comprising base and wall mounted kitchen units with work surfaces over and under unit lighting. One and a half bowl sink unit with mixer tap, integral dishwasher, built in oven, four ring electric hob and stainless steel extractor hood and splash back. Fitted larder units with space for fridge freezer.

**Utility Room** 10' 2" x 5' 5" (3.11m x 1.64m)  
With window to the rear and door to the rear garden. Range of modern base units with work surface over and space and plumbing for a washing machine. Door to the garage.

**Landing**  
With window to the side, built in cupboard and access to the loft space.

**Shower Room**  
Fitted suite with low level WC, wash hand basin and large walk in shower cubicle with mains shower. Underfloor heating, tiling and splash wall panels, heated towel rail, feature mirror with built in lighting and shaving point, inset LED ceiling lights.

**Bedroom 1** 11' 9" x 11' 7" (3.57m x 3.53m)  
With window to the front and radiator.

**Bedroom 2**  
With window to the front and radiator. Built in cupboard.

**Bedroom 3** 10' 9" x 8' 6" (3.28m x 2.60m)  
With window to the rear and radiator.

**Bedroom 4** 7' 9" x 7' 7" (2.36m x 2.31m)  
With window to the rear and radiator.

**Outside**  
The property is approached from a driveway to a gated entrance. The parking/turning area is laid to gravel and block paving with access to the garage. The front garden is laid to lawn with flower and shrub borders. The lawned garden continues to the side and rear of the house with a natural stone side and rear boundary wall. The rear garden has flower and shrub borders, a patio area and a 10' x 8' timber shed.

**Garage** 17' 11" x 10' 0" (5.46m x 3.05m)  
With up and over garage door, power and light connected, drop down ladder to storage space, door to the utility room.

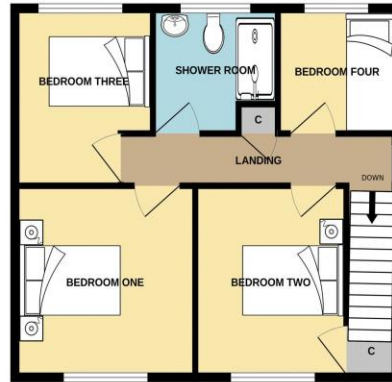




GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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