



5 Churchway Close
Curry Rivel, TA10 0ED

George James PROPERTIES
EST. 2014

5 Churchway Close

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Guide Price - £320,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

5 Churchway Close is a well presented detached bungalow situated in this popular cul-de-sac of similar properties just a short walk from the village centre and bus stop. The bungalow was built as a three bedroom property but has since been altered to create an open plan dining room with the addition of a conservatory. There are two double bedrooms and modern shower room, kitchen and covered passage leading to the garage. The bungalow occupies a large plot with potential to extend and there are lovely, well stocked landscaped gardens with a separate vegetable garden.

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. Oil fired central heating to radiators. High speed fibre broadband. Council tax band D.

Entrance Hall

Part glazed entrance door leads to the entrance hall with parquet flooring, access to the attic and built in airing cupboard with radiator.

Dining Room 7' 10" x 7' 5" (2.40m x 2.25m)

With patio doors to the conservatory, built in cupboard, parquet flooring and radiator.

Conservatory 10' 6" x 7' 3" (3.20m x 2.20m)

uPVC conservatory with tiled floor, door to the garden and radiator.



Sitting Room 18' 6" x 11' 5" (5.63m x 3.48m)

With window to the rear, two radiators and door to the conservatory.

Kitchen 10' 10" x 8' 4" (3.30m x 2.54m)

The recently refitted kitchen consists of a range of base and wall mounted units with work surfaces over. Built in four ring hob and eye-level oven. Single drainer stainless steel sink unit with mixer tap. Space for washing machine, fridge freezer and dishwasher. Window to front.

Bedroom 1 11' 3" x 9' 2" (3.43m x 2.80m)

With window to the rear and radiator.

Bedroom 2 11' 11" x 9' 4" (3.63m x 2.84m)

With window to the front and radiator.

Shower Room

Recently refitted shower room includes low level WC, pedestal wash hand basin and large shower cubicle with electric shower. Radiator. Window to front.

Rear Porch 6' 11" x 3' 5" (2.12m x 1.05m)

With glazed door and oil fired combination boiler, a door leads to a covered passage with door to the rear garden and door to the garage.

Garage 18' 6" x 8' 4" (5.64m x 2.54m)

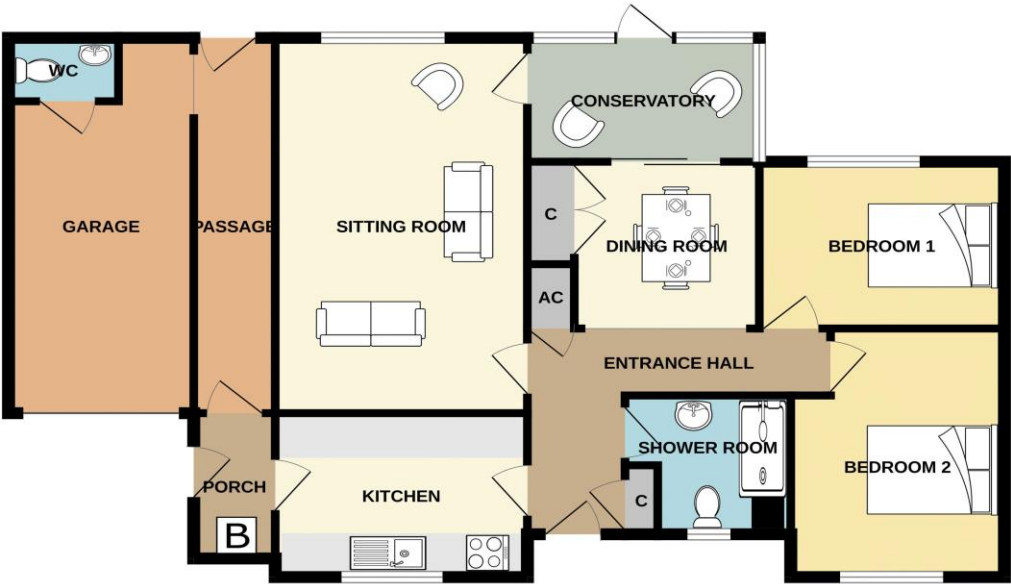
With up and over garage door, power and light connected. A door leads to a cloakroom with low level WC and wash hand basin.

Outside

To the front of the property there is a driveway with parking for two cars and access to the garage. The front garden is gravelled with raised beds and flower/shrub borders. A side path and gate leads to the rear garden. The sheltered rear garden is divided by a fence/hedge with the first area beautifully landscaped and well stocked with a variety of flowers and shrubs. There are mature fruit trees and seating areas. The rear portion of the garden is screened from the bungalow and contains a productive vegetable and fruit garden with interlocking pathways, timber garden shed and two greenhouses. The whole rear garden offers a good degree of privacy.



GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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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