



Stoney Ridge

Stoneyhurst Drive, Langport, TA10 0JH

George James PROPERTIES

EST. 2014

Stoney Ridge

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Guide Price - £499,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An immaculately presented individual modern detached chalet bungalow on a popular road in Curry Rivel, offering excellent spacious living accommodation including four bedrooms, two bathrooms, large kitchen/diner, sitting room, utility room and garage. Outside, there is parking to the front and carefully landscaped private gardens to the rear.

Services

Mains water, drainage and electricity are all connected.

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.

Entrance Hall

Alarm panel, ample power points, access to downstairs rooms and stairs.

Sitting Room

16' 9" x 13' 4" (5.1m x 4.06m)
Front aspect window, radiator, stone fireplace surround housing coal effect electric fire/heater. Doors to hallway and kitchen/diner.

Kitchen/Diner

21' 8" x 12' 0" (6.6m x 3.66m)
High quality base and wall mounted units, fitted dishwasher, fridge, freezer and Leisure electric Range cooker with matching extractor hood over. Under cabinet lighting. One and a half bowl stainless steel sink with mixer tap. Granite work surfaces and up stands. Window to rear. Tiled floor. TV aerial and telephone points. Double doors to back garden. Access to utility room, under stairs storage cupboard, garage and sitting room. Radiator.



Utility room 6' 8" x 6' 5" (2.03m x 1.96m)

Base and wall units. Space for washing machine and tumble dryer. Work surfaces and sink with mixer tap. Window and door to garden. Radiator.

Bedroom 3 10' 11" x 9' 8" (3.33m x 2.95m)

Window to front. Radiator. Double wardrobe. TV aerial point.

Shower Room

Shower cubicle with mains shower. Low level WC. Wash hand basin. heated towel rail. Extractor fan. Tiled walls and floor.

Bedroom 4 15' 5" x 14' 9" (4.7m x 4.5m)

Window to rear. Radiator. TV aerial point. Storage cupboard.

First Floor Landing

Light tunnel. Radiator. Airing cupboard.

Bedroom 1 15' 5" x 14' 9" (4.7m x 4.5m)

Large dormer window to rear. Radiator. TV aerial point. Walk in wardrobe. Built in bespoke wardrobes.

Bedroom 2 14' 8" x 10' 9" (4.47m x 3.28m)

Dormer window to rear. Radiator. TV aerial point. Large storage cupboard. Built in desk and drawer units.

Bathroom 8' 7" x 6' 4" (2.62m x 1.93m)

Shower cubicle with mains shower. Low level WC. Walk in bath. Heated towel rail. Tiled floor and walls. Window to rear.

Garage 17' 7" x 9' 10" (5.36m x 2.99m)

Electric door. Light and power. Internal door to property.

Outside

With ample parking to the front and ramped access to the front door. The rear garden has been extensively improved by the current owner and enjoys a mixture of shaded patio areas and sunnier lawns, bordered by mature shrubs and plants. External oil fired boiler.



GROUND FLOOR
1192 sq.ft. (110.8 sq.m.) approx.

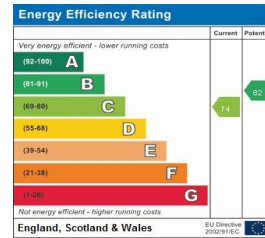


1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.2 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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