



9 Maple Road, Curry Rivel,
Langport, Somerset, TA10 0AG

Guide Price £280,000

3 bedrooms
Ref:EH001803



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Overview

- 3 bedroom semi detached house
- Garage & off road parking
- Master with en-suite
- Cul-de-sac location
- Cloakroom
- Sought after village location with good local walks and public house/restaurant
- Remainder of 10 year warranty
- Well presented property



A modern three bedroom semi-detached house in good decorative order located on a popular development in a sought after village. Further accommodation comprises a lounge, kitchen/diner, cloakroom, family bathroom, en-suite shower room to master bedroom, garage, off-street parking and enclosed garden. The property also benefits from gas central heating, integral appliances, double glazing, cul-de-sac location and good local walking. Internal viewing is a must to appreciate the standard of this lovely family home.



ACCOMMODATION:

Covered entrance, with door to:

Hallway:

Radiator, smoke detector, thermostatic control, stairs rising to first floor landing, doors lead to:

Cloakroom:

Low level dual flush toilet, pedestal wash hand basin, radiator, inset spotlights, extractor fan.

Living Room: 16' 10" x 13' 0" (5.14m x 3.96m)

Maximum measurements. Front aspect uPVC double glazed window, archway through to:

Kitchen/Dining Room: 16' 2" x 9' 5" (4.93m x 2.88m)

Rear aspect uPVC double glazed window, tiled window sill, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in gas hob, stainless steel extractor hood over, built in electric oven, space for upright fridge/freezer, space and plumbing for washing machine and dish washer, radiator, inset spot lights, understairs storage cupboard, 2 full length uPVC double



glazed windows to the rear, uPVC double glazed French doors to the rear garden.

First Floor Landing:

Smoke detector, loft hatch access, airing cupboard with gas combination boiler with slatted shelving, storage cupboard, doors lead off to:

Bedroom 1: 11' 5" x 8' 9" (3.47m x 2.67m)

Front aspect uPVC double glazed window, built in mirror fronted wardrobes, door through to:

En-Suite:

Shower cubicle with electric shower, low level dual flush toilet, pedestal wash hand basin, tiled flooring, heated towel rail, inset spot lights, extractor fan.

Bedroom 2: 9' 6" x 9' 5" (2.90m x 2.88m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 3: 7' 10" x 7' 3" (2.38m x 2.20m)

Front aspect uPVC double glazed window, radiator.

Bathroom:

Rear aspect opaque uPVC double glazed window, deep tiled window sill, bath with side panel, mixer taps and wall mounted shower attachment, glass shower screen, low level dual flush toilet with concealed cistern, pedestal wash hand basin, tiled splash backs, heated towel rail, tiled flooring, inset spot lights, extractor fan.

Outside:



Front:

There is a tarmac frontage providing off road parking for 2 vehicles directly to the front of the property. There is a barked border and a path leading to the rear garden.

Garage & Parking: 20' 1" x 10' 2" (6.13m x 3.11m)

In addition to the 2 parking spaces there is a driveway leading to the garage providing additional off road parking. The garage has a metal up and over door.

Rear:

There is a paved patio area with the garden being laid to lawn with fence panel surround.

Services & Agents Note:

Mains electric, drainage and water are connected with gas coming from a communal tank that fuels the development. There is a development charge for the upkeep and maintenance of the estate which currently stands at £200 per year.

Directions:

What3words: \\restate.insurance.user

Amenities:



Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, tea rooms, garage, petrol station with post office, church, primary school and excellent restaurant/public house. Langport amenities fulfil most day to day needs, with a variety of shops which include a Tesco Store, medical centre, various churches and schools for all ages including the well-known Huish 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 lies about 25 miles away. Locally there are many clubs that may interest the potential buyer, Rotary, Probus, U3A, Inner Wheel and the W.I.

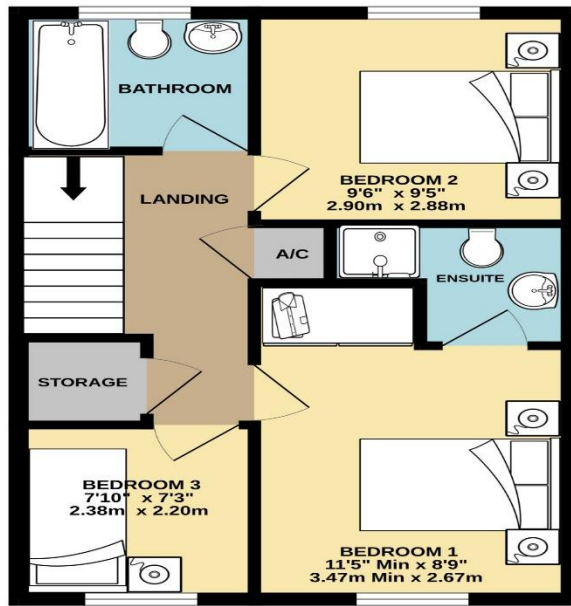
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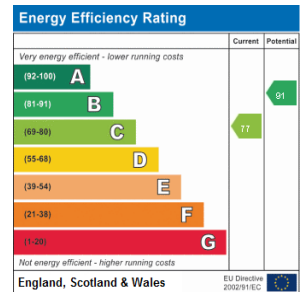
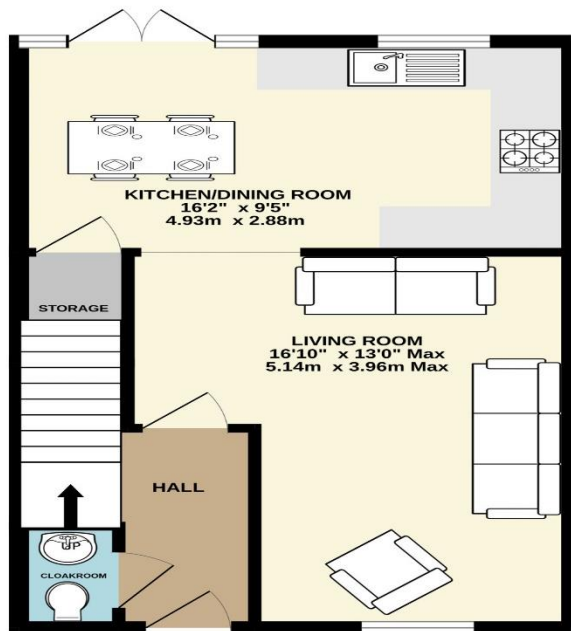
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1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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