



4 Abbey Close, Curry Rivel,
Langport, Somerset, TA10 0EL

Guide Price £325,000

3 bedrooms
Ref:EH001861



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Overview

- 3 Bedroom detached bungalow
- No onward chain
- Cul-de-sac location in a village with amenities
- Garage & off road parking
- Shower Room
- Larger than average garden
- Oil fired central heating
- uPVC double glazing



A 3 bedroom detached bungalow offered with no onward chain. With further benefits including a larger than average garden, cul-de-sac location in a village with amenities, garage, off road parking, uPVC double glazing and oil fired central heating. With accommodation comprising entrance porch, hallway, living room, kitchen/breakfast room, conservatory, 3 bedrooms and shower room.



ACCOMMODATION:

Covered entrance with an opaque uPVC double glazed door giving access to:

Hallway:

Laminate floor, radiators, storage cupboard with shelving above, further storage cupboard with shelving, airing cupboard with hot water tank and slatted shelving, doors off to:

Living/Dining Room: 21' 11" x 13' 0" (6.68m x 3.97m)

Max measurements. Dual aspect uPVC double glazed windows to the front and rear, feature fireplace with stone hearth and mantel, radiators, laminate flooring, coving, sliding door through to:

Kitchen/Breakfast Room: 11' 7" x 8' 9" (3.54m x 2.67m)

Rear aspect uPVC double glazed window, tiled window sill, stainless steel sink and drainer, a range of low level and wall mounted kitchen units, roll top work surfaces, integrated freezer, space for electric cooker, concealed extractor fan and light over, space for fridge, tiled splash backs, radiator, spot lights, loft



hatch access with loft ladder and partial boarding, glass panel door through to:
Conservatory/Utility: 11' 5" x 5' 0" (3.48m x 1.52m)

Triple aspect uPVC double glazed windows, space and plumbing for washing machine, opaque uPVC double glazed door to rear garden.

Bedroom 1: 13' 5" x 9' 7" (4.08m x 2.91m)

Front aspect uPVC double glazed window, radiator, coving.

Bedroom 2: 11' 10" x 10' 2" (3.60m x 3.10m)

Rear aspect uPVC double glazed window, radiator, coving.

Bedroom 3: 9' 6" x 7' 9" (2.89m x 2.35m)

Front aspect uPVC double glazed window, built in double wardrobe, radiator, coving.

Shower Room:

2 rear aspect opaque uPVC double glazed windows, tiled window sill, shower cubicle with Mira electric shower, pedestal wash hand basin, low level toilet, heated towel rail, tiled splash backs, wall mounted Dimplex fan heater.

Outside:

Front & Off Road Parking:

There is a concrete driveway providing off road parking and access to the garage. The front garden is laid to lawn with well stocked borders. An iron trellis gate leads to the rear garden.



Garage: 17' 0" x 8' 4" (5.19m x 2.53m)

There is a metal up and over door, power, lighting, rear aspect window, oil fired boiler, courtesy door to the rear garden.

Rear:

There is an extensive L-shaped garden with a paved patio area. The garden is laid mainly to lawn and is well landscaped with well tended borders. A stepping stone path leads down to the summer house with a fence panel surround.

Services:

The property is on mains water, drainage, electricity with oil fired central heating.

Directions:

What3words: ///amuse.genius.stir

Amenities:

Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, 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.

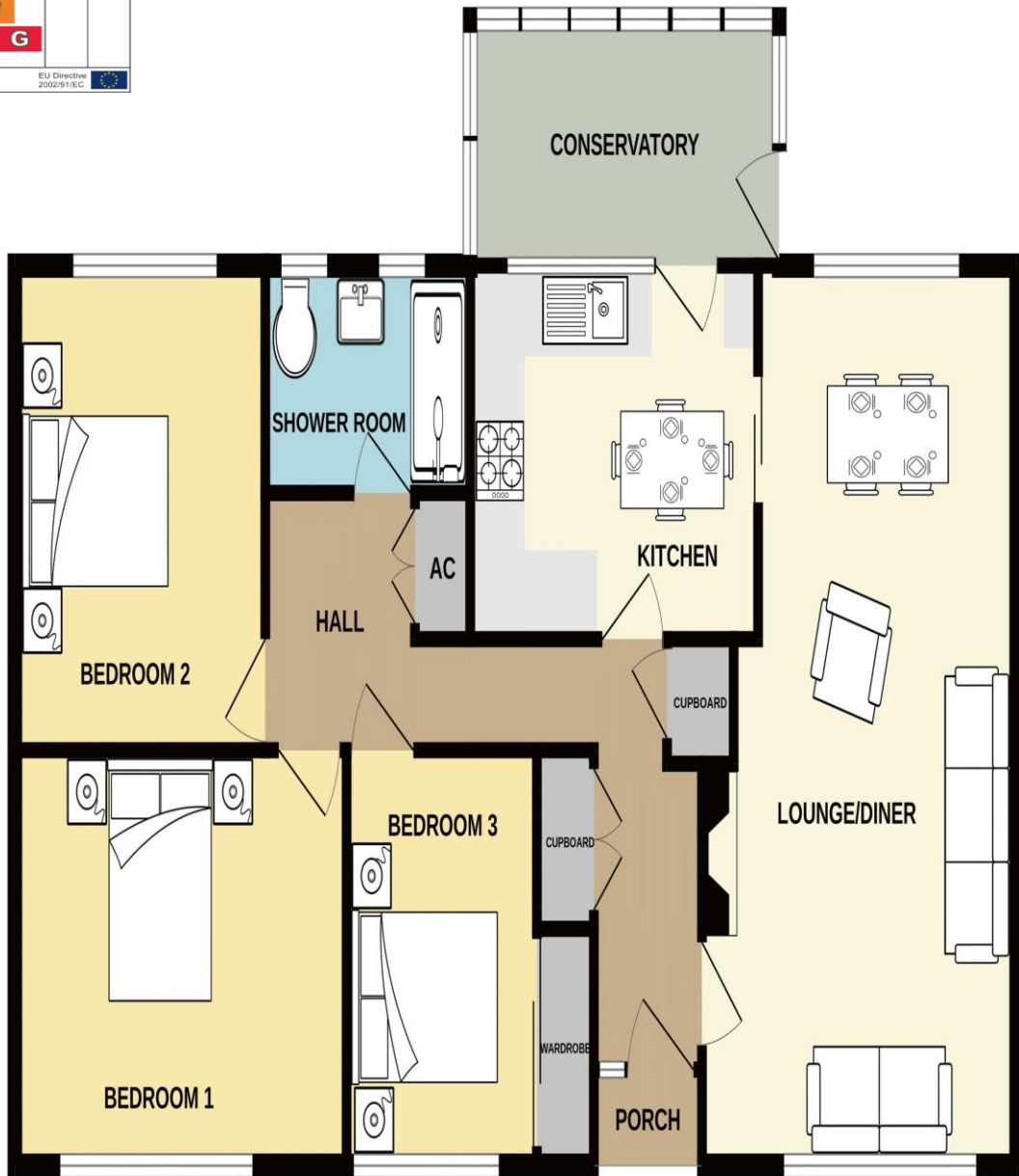
VIEWINGS STRICTLY BY APPOINTMENT:

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

GROUND FLOOR



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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