



21 Stanchester Way, Curry Rivel,
Langport, Somerset, TA10 0PS

Guide Price £280,000

3 bedrooms
Ref:EH001573



ENGLISH HOMES

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Overview

- 3 Double bedroom semi detached bungalow
- Garage and parking
- Living room with separate dining room
- Deceptively spacious property
- Oil fired central heating
- uPVC double glazing
- Popular village location



A 3 double bedroom semi detached bungalow which has undergone much extension in the past making it such a spacious bungalow with living room and separate dining room. With further benefits including front and rear gardens, corner plot location, garage and off road parking, uPVC double glazing, oil fired central heating and being in a popular village.



ACCOMMODATION:

uPVC double glazed door provides access:

Entrance Porch:

Triple aspect uPVC double glazed full length windows, stained glass door provides access to:

Hallway:

Radiator, smoke detector, coving, double wardrobe with shelving above, airing cupboard with factory lagged hot water tank and slatted shelving, loft hatch access with loft ladder, light and fully boarded, doors lead off to:

Kitchen: 14' 0" x 9' 2" (4.26m x 2.79m)

Measurement not into recess. Front aspect uPVC double glazed window, tiled window sill, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in halogen hob and electric oven, extractor fan and light over, radiator, space and plumbing for washing machine, space for upright fridge/freezer, tiled splash backs, strip light, coving, oil fired boiler, glass panel door through to:

Dining Room: 14' 11" x 11' 3" (4.55m x 3.43m)

Front aspect uPVC double glazed window, radiator, coving, loft hatch access with loft ladder, lighting and



fully boarded, opaque glass panel door to the side, glass panel door through to:

Living Room: 17' 4" x 14' 11" (5.28m x 4.55m)

Rear aspect uPVC double glazed window, radiator, television point, coving, inset spot lights, smoke detector.

Bedroom 1: 16' 10" x 10' 9" (5.13m x 3.27m)

Front aspect uPVC double glazed window, radiator, coving.

Bedroom 2: 11' 11" x 10' 9" (3.63m x 3.27m)

Rear aspect uPVC double glazed window, radiator, coving.

Bedroom 3: 13' 7" x 8' 10" (4.15m x 2.68m)

Rear aspect uPVC double glazed window, radiator, coving.

Bathroom:

Bath with side panel, inset shower over, low level toilet, pedestal wash hand basin, radiator, tiled to full height, coving, extractor fan, spot lights.

Outside:

Front:

There is a low level wall to the front with a picket gate leading to a concrete pathway to the property. The garden is laid mainly to lawn with well stocked borders. There is a gravelled area and side fence panel, a pedestrian gate leads to the rear.

Rear:

There is a paved patio area with a gravelled low maintenance garden. Enclosed is a shed



with fence panel surround and an iron trellis gate leads to:

Garage & Parking:

With metal up and over door, power and lighting and a tarmacadam frontage providing off road parking.

Directions:

From English Homes Langport office turn left to Curry Rivel. On entering the village take the first right onto Currywoods Way, take the second left onto Dyers Road and then the second left onto Stanchester Way. The property will be found on the left hand side indicated with an English Homes for sale sign.

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.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

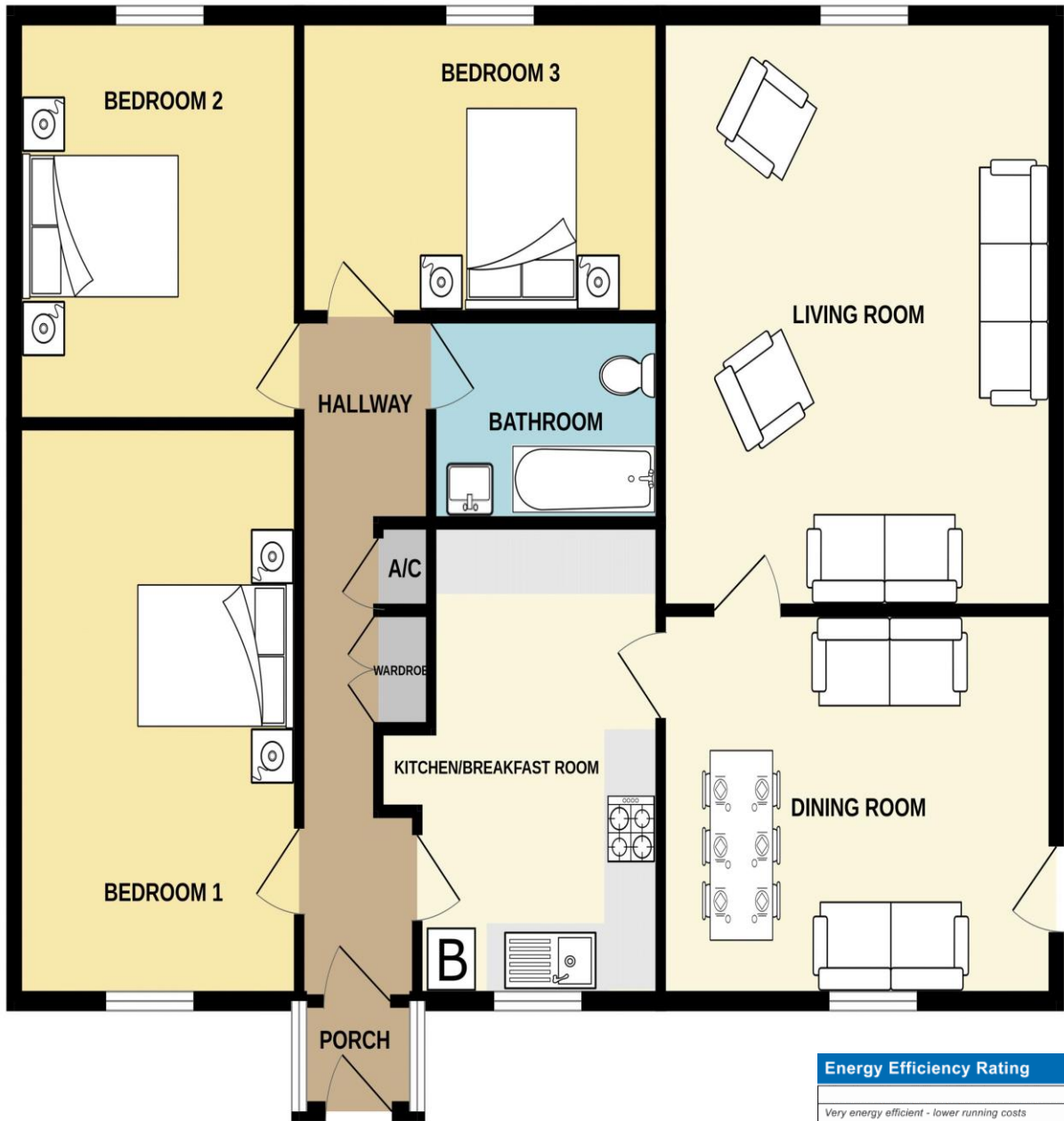
sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not

be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

GROUND FLOOR

1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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