



4 Heale Lane,
Curry Rivel, Somerset, TA10 0PG

Guide Price £435,000

3 bedrooms
Ref:EH001757



ENGLISH HOMES

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Overview

- 3 double bedroom detached house
- No onward chain
- Double garage
- 2 bedrooms measuring over 20' in length
- Popular village location with amenities
- Conservatory
- Cloakroom
- Separate dining room
- Versatile accommodation



A spacious 3 double bedroom detached house located in the highly desirable Heale Lane in Curry Rivel. With 2 principle bedrooms measuring over 20' in length and further benefits including no onward chain, double garage, off road parking, oil central heating, cloakroom and enclosed garden. Internal viewing is a must to appreciate the size of this lovely family home.



ACCOMMODATION: uPVC double glazed door provides access to:

Entrance Porch: Dual aspect uPVC double glazed windows to the front and side, tiled flooring, opaque glass panel door through to:

Hallway: Full length opaque double glazed window, radiator, coving, stairs rising to first floor landing, doors leading off to:

Living Room: 20' 3" x 11' 4" (6.18m x 3.46m) Minimum measurement not into bay window. Front aspect uPVC double glazed Bay window, radiator, multi fuel burner with tiled hearth and stone surround and mantel, coving, uPVC double glazed patio doors leading to:

Conservatory: 12' 9" x 9' 10" (3.89m x 3.00m) Brick based uPVC double glazed conservatory, tiled flooring, wall mounted lights.

Dining Room: 10' 1" x 9' 7" (3.07m x 2.93m) Rear aspect uPVC double glazed window, radiator, coving.

Kitchen/Breakfast Room: 13' 9" x 12' 11" (4.20m x 3.93m) Maximum measurements L-Shaped Room. 2 rear aspect uPVC double glazed windows, tiled window sills, stainless





steel circular sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in electric oven and hob, extractor fan over, tiled splash backs, integrated fridge, radiators, breakfast bar, strip light and spot lights, coving, opaque double glazed door through to:

Side Hall: Door to cloakroom, opaque uPVC double glazed door to side porch.

Cloakroom: Side aspect opaque window, low level toilet, Vanity wash hand basin, tiled splash backs, radiator.

Side Porch: Triple aspect opaque uPVC double glazed windows, opaque uPVC double glazed door to the rear garden, uPVC double glazed door to the double garage.

First Floor Landing: Airing cupboard with factory lagged hot water tank, slatted shelving, loft hatch access, smoke detector, doors off to:

Bedroom 1: 20' 3" x 11' 2" (6.18m x 3.40m)
Measurement not into recess. Dual aspect uPVC double glazed window to the front and rear, 2 built in double wardrobes, Vanity wash hand basin, tiled splash backs, coving.

Bedroom 2: 20' 3" x 11' 5" (6.18m x 3.47m)
Dual aspect uPVC double glazed windows to the front and rear, 2 built in double wardrobes, coving.

Bedroom 3: 10' 2" x 8' 5" (3.11m x 2.57m)
Front aspect uPVC double glazed window, radiator, coving, built in wardrobe.

W.C. Rear aspect opaque uPVC double glazed window, tiled window sill, low level toilet.

Bathroom: Rear aspect opaque uPVC double glazed window, bath with side panel,



pedestal wash hand basin, tiled splash backs, radiator.

Outside:

Front: There is a small wall frontage with gate providing access to the tarmac driveway providing off road parking for numerous vehicles and access to the double garage. There is a gravelled area with circular lawn and well stocked borders.

Double Garage: 17' 1" x 16' 8" (5.20m x 5.08m)
With electric up and over doors, power, lighting, oil fired boiler, space and plumbing for washing machine, courtesy door to side porch.

Rear:

There is a paved patio area with gravelled edge. The garden is laid mainly to lawn with a paved path and well stocked borders and leylandi to the rear. There is a further walled gravelled area and a concealed oil tank. Enclosed is a summer house which is included in the sale price.

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.

Directions: From English Homes Langport office turn left to Curry Rivel. Proceed through the village and take the right hand turning into

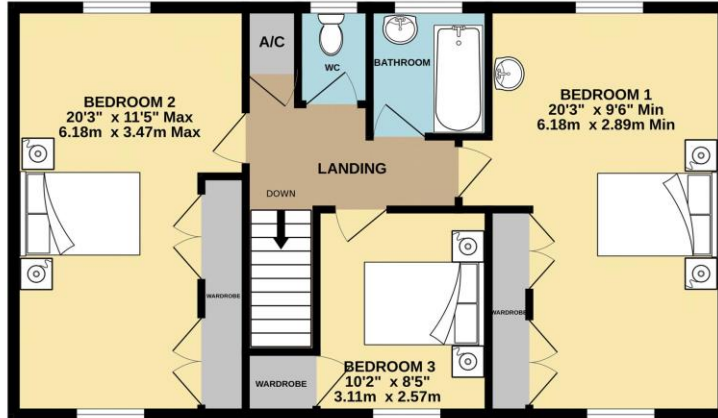


Heale Lane where the property is located on the right hand side.

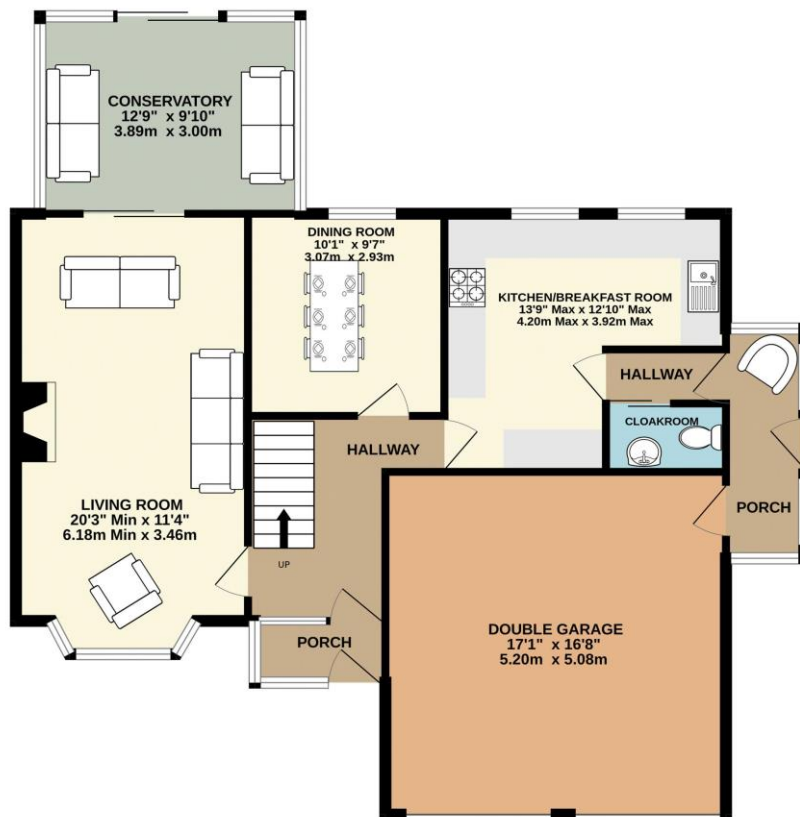
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1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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