



58a Stanchester Way,
Curry Rivel, Somerset, TA10 0PU

Guide Price £260,000

3 bedrooms
Ref:EH001755



ENGLISH HOMES

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Overview

- 3 Bedroom semi detached house
- Garage & off road parking
- No onward chain
- Oil fired central heating
- Popular village location
- Ideal first time/investment buy
- Sun Room
- Enclosed rear garden



A 3 bedroom semi detached house, offered with no onward chain, with further benefits including sun room, garage, off road parking, enclosed garden, popular village location, uPVC double glazing and oil fired central heating. With accommodation comprising porch, hall, living/dining room, kitchen, sun room, 3 bedrooms and shower room.



ACCOMMODATION:

Opaque uPVC double glazed door provides access to:

Porch:

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

Hallway:

Front aspect full length opaque window, radiator, stairs rising to first floor landing, under stairs storage cupboard, coving, doors off to:

Living/Dining Room: 23' 1" x 11' 6" (7.04m x 3.51m)

Maximum measurements. Dual aspect uPVC double glazed windows to the front and rear, radiator, multi fuel burner, hearth, radiators, coving, door through to:

Kitchen: 10' 4" x 8' 11" (3.15m x 2.71m)

Maximum measurements. Rear aspect uPVC double glazed window, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, extractor fan and light, space for



electric cooker, space for fridge, radiator, coving, boiler cupboard with shelving, opaque uPVC double glazed door through to:

Sun Room: 17' 10" x 6' 0" (5.44m x 1.84m)

Dual aspect uPVC double glazed windows to the rear and side, tiled flooring, space and plumbing for washing machine, spot lights, uPVC double glazed French doors to rear garden.

First Floor Landing:

Side aspect uPVC double glazed window, airing cupboard with factory lagged hot water tank and slatted shelving, loft hatch access, doors lead off to:

Bedroom 1: 11' 4" x 9' 11" (3.46m x 3.03m)

Minimum measurements. Front aspect uPVC double glazed window, radiator, coving.

Bedroom 2: 11' 5" x 8' 11" (3.47m x 2.71m)

Rear aspect uPVC double glazed window, radiator, coving.

Bedroom 3: 7' 7" x 8' 3" (2.31m x 2.51m)

Maximum measurements. Front aspect uPVC double glazed window, radiator, storage cupboard.

Shower Room:

2 rear aspect opaque uPVC double glazed windows, shower cubicle with electric shower, pedestal wash hand basin, low level toilet, tiled splash backs, radiator, coving.

Outside:

Front:

The garden is laid to lawn with a wall frontage and fence side panel.



Garage & Parking:

A concrete driveway provides off road parking for numerous vehicles and leads to the garage. The garage has a metal up and over door, power, lighting and a courtesy opaque glass panel door to the garden.

Rear:

There is a paved patio area, vegetable plot, enclosed is an oil tank with fence panel surround.

Directions:

What3words:

<https://w3w.co/foresight.counts.puddles>

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.

Services:

There is main drainage, water, electric with oil fired central heating.

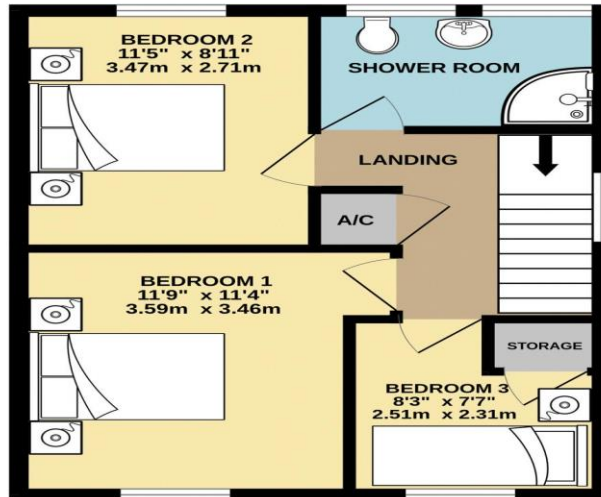
VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

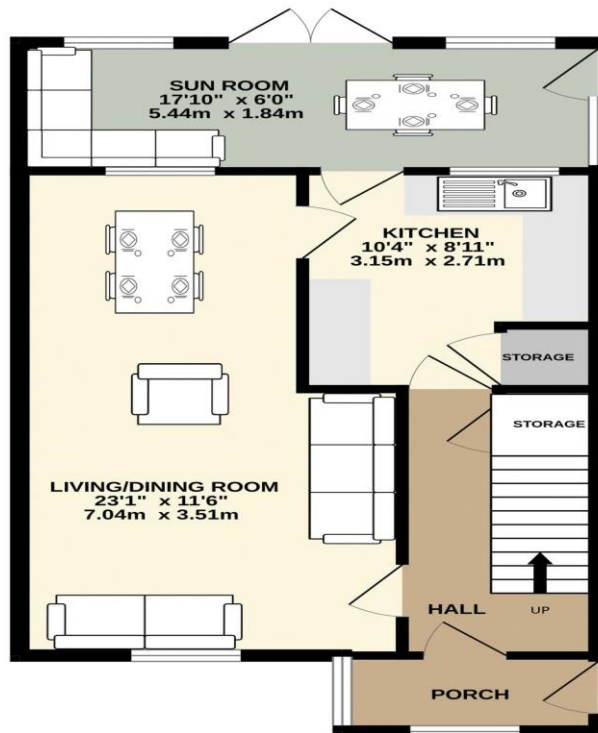
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negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling 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.

1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(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	

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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