



8 Westfield

Curry Rivel, TA10 0HX

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £295,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A semi-detached house with accommodation including sitting room, kitchen/dining room, bathroom, three bedrooms and shower room. Outside there are private south facing gardens with lovely open views and off road parking for two vehicles.

Amenities

Curry Rivel offers a good range of village amenities with General Store, Post Office, popular Public House and restaurant, Petrol Station and Sandpits Heating Centre incorporating the popular Living Pretty tea rooms. There is a C of E Primary School in the village and Huish Episcopi Academy and Sixth Form College approximately 3 miles distant. Langport is approximately three miles away with wide range of amenities including Tesco. The County Town of Taunton is approximately twelve miles to the West and offers excellent shops and services with private schooling and leisure facilities. The M5 can be joined at junction 25 and there is a mainline railway station at Taunton.

Services

Mains water, drainage and electricity are all connected. Council tax band B.

Entrance Porch

With window to the front.

Hall

With built in utility cupboard with space and plumbing for washing machine and tumble dryer.

Bathroom

with window to the side, bathroom suite comprising low level WC, wash hand basin and panelled bath with shower attachment. Heated ladder towel rail.

Kitchen/Dining Room 15' 1" x 9' 0" (4.61m x 2.74m)

With windows to the front and rear. Range of base and wall mounted kitchen units with one a a half bowl sink unit with mixer tap. Built in electric oven and four ring hob. Space for slim dishwasher. Radiator and built in understairs cupboard housing electric boiler providing hot water and central heating.



Hall

With stairs to the first floor and door to the garden.

Sitting Room 15' 2" x 10' 4" (4.62m x 3.16m)

With windows to the front and rear. Radiator and feature fireplace.

Landing

Radiator and access to attic.

Bedroom 1 10' 9" x 9' 4" (3.27m x 2.85m)

With window to the rear with views. Radiator.

Bedroom 2 13' 3" x 7' 1" (4.04m x 2.16m)

With window to the rear with views. Radiator.

Bedroom 3 8' 1" x 7' 9" (2.47m x 2.36m)

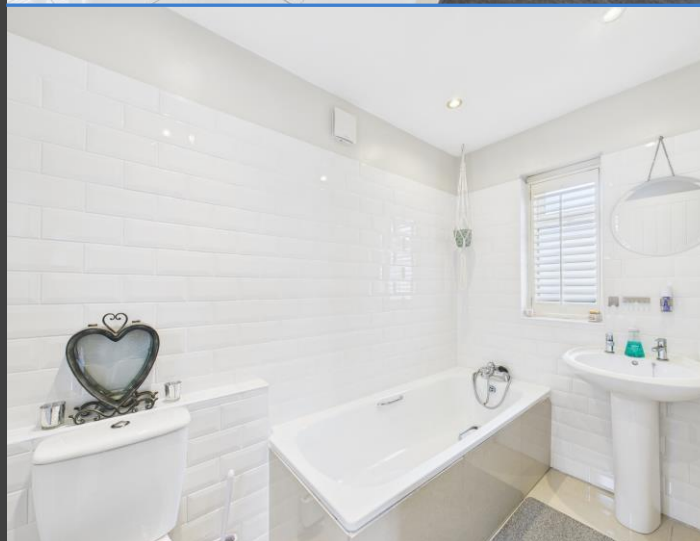
With window to the front and radiator.

Shower Room

With window to the front. Low level WC, wash hand basin and shower cubicle with mains shower. Radiator.

Outside

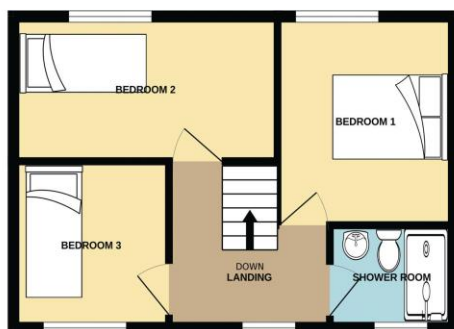
To the side of the house there is a driveway with parking for two vehicles. A pedestrian gate leads to the rear garden. To the rear of the house is a decked terrace with fixed pergola. The garden has been landscaped with gravel areas, olive trees and a further decked area with views to the rear. The garden is south facing.



GROUND FLOOR
39.5 sq.m. approx.

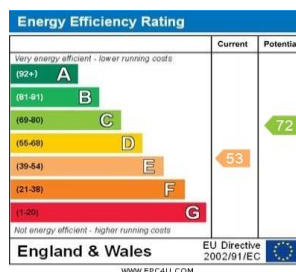


1ST FLOOR
31.9 sq.m. approx.



TOTAL FLOOR AREA : 71.4 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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