



4 School Mews

Church Street, Curry Rivel, TA10 0BT

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £374,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

4 School Mews is a beautiful double fronted family home, positioned on a peaceful road with views of the church, and a short walk to local shops and amenities. The property was constructed in 2018 therefore benefits from the remainder of a builders warranty. Downstairs is a sitting room, additional reception room that would make a great study, downstairs WC and a simply stunning kitchen/family room with ample space for dining and entertaining. Upstairs are three generous double bedrooms, master ensuite shower room and family bathroom with bath and shower. There is underfloor heating throughout downstairs and the house is efficiently heated by an air source heat pump. Outside is a low maintenance courtyard style garden, with three allocated parking spaces directly behind it on a private road.

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 drainage, water and electricity. Air source heat pump providing heating to upstairs radiators. Downstairs benefits from under floor heating. The property is on a private road, managed by a dormant company, therefore the total annual payments are £0. If work is required, this is split 4 ways between the houses on the road. This is managed by residents of the neighbouring houses.

Entrance Hall

Underfloor heating, stairs to first floor.

Sitting Room 15' 9" x 11' 9" (4.81m x 3.59m)

Window to front, underfloor heating.



Study/Reception Room 8' 9" x 8' 7" (2.66m x 2.62m)

Window to front, underfloor heating

Downstairs WC 6' 9" x 6' 4" (2.06m x 1.94m)

Close coupled WC, underfloor heating, wash hand basin, understairs storage space.

Open Plan Kitchen/Family Room 24' 1" x 23' 3" (7.34m x 7.08m)

Stunning Room. Underfloor heating, bi-folding doors to rear, skylights, spotlighting, integrated oven & grill, dishwasher, fridge/freezer, cupboard with space for washing machine & tumble dryer.

First Floor Landing

Window to side, access to attic.

Bedroom 1 15' 11" x 11' 7" (4.85m x 3.54m)

Window to front, radiator, TV point, space for wardrobes.

En-suite

Frosted window to front, spotlighting, extractor fan, close coupled WC, wash hand basin, chrome heated towel rail, double shower cubicle with rainfall shower head.

Bedroom 2 14' 2" x 13' 5" (4.33m x 4.08m)

Window to rear, radiator, TV point, space for wardrobes.

Bedroom 3 14' 4" x 12' 1" (4.36m x 3.69m)

Window to rear, radiator, TV point, space for wardrobes.

Family Bathroom 8' 10" x 8' 9" (2.70m x 2.66m)

Frosted window to front, spotlighting, extractor fan, close coupled WC, wash hand basin, chrome heated towel rail, shower cubicle with rainfall shower head, bath.

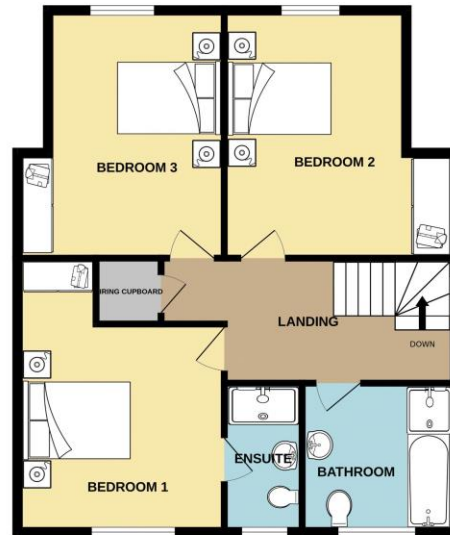
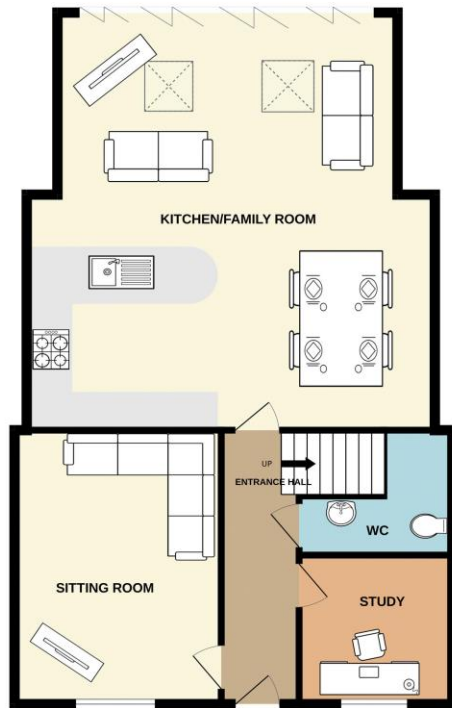
Outside

To the front of the property is a gate with a pathway leading to the front door. The rear is laid to patio and is a low maintenance space, with room for storage and tables and chairs. The pretty garden is walled and is perfect for those looking for less hassle but enough space to sit outside on a summers day. Directly through a gate to the rear are three allocated parking spaces.

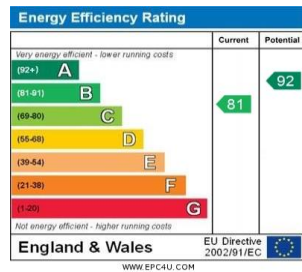


GROUND FLOOR

1ST 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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