



24 Dyers Road,  
Curry Rivel, Somerset, TA10 0PR

Guide Price £299,950

3 bedrooms  
Ref:EH001610



ENGLISH HOMES

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## Overview

- A 3 Bedroom Semi Detached House
- Potential to extend or potential building plot, subject to planning, architects drawings available on request
- 2 Reception Rooms and Kitchen
- Landscaped Gardens
- Multiple Off Road Parking and Single Garage
- Oil Fired Central Heating
- No Onward Chain
- Corner Plot Location, Approx 1/8th Acre
- Popular Edge of Village Location
- Favourable pre-planning application
- Recently refurbished



A large corner plot garden, 3 bedroom semi-detached house, offered with no onward chain and the potential to extend, or divide with a potential building plot subject to planning permission. Favourable Pre-planning application secured, Architects drawings available on request. Further benefits include internal refurbishment in 2021, partial countryside views, popular village location walking distance to schools, play park and shops, uPVC double glazing, oil fired central heating, off road parking, single garage and semi-rural quiet location.



### Accommodation:

A path leads to the opaque uPVC front door opening to:

#### Entrance Hall:

Smoke detector, stairs rising to the first floor, doors to

#### Living Room: 15' 1" x 10' 5" (4.60m x 3.18m)

Wood effect laminate flooring, radiator, feature fireplace with slate hearth, brick surround and wood mantel, double glazed uPVC window to the front, internal window to sun room, spot lights, coving.

#### Kitchen: 15' 11" x 9' 3" (4.84m x 2.82m)

A very smart modern kitchen with glossy cream storage cupboards and deep pot drawers above and below ample worktops, 1 1/2 bowl stainless steel sink and drainer with mixer taps, electric oven with halogen hob, set in feature fireplace, floor mounted Worcester oil fired boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, double glazed uPVC windows front and rear, single glazed opaque window to side, tiled splash backs, inset spot lights, tongue and groove panelling, door to:



**Sun Room/Dining Room: 19' 0" x 8' 8"**  
(5.79m x 2.65m)

Double glazed uPVC windows to both the rear and side, uPVC double glazed French doors to the rear and side, tiled floor, radiators, under stairs storage cupboard, marble tiled flooring, inset spot lights.

**First Floor Landing:**

uPVC double glazed window to rear with views over partial countryside, radiator, smoke detector, doors to:

**Bedroom 1: 10' 8" x 9' 1" (3.25m x 2.78m)**

Measurement not into door recess. Fitted wardrobe with shelving above, laminate floor, feature cast iron fireplace, radiator, uPVC double glazed window to the front, loft hatch access, reading light, dimmer switch.

**Bedroom 2: 9' 7" x 9' 2" (2.91m x 2.80m)**

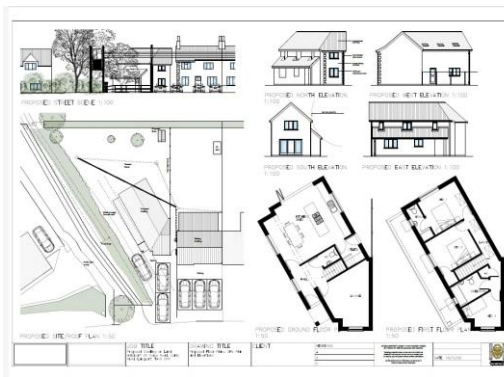
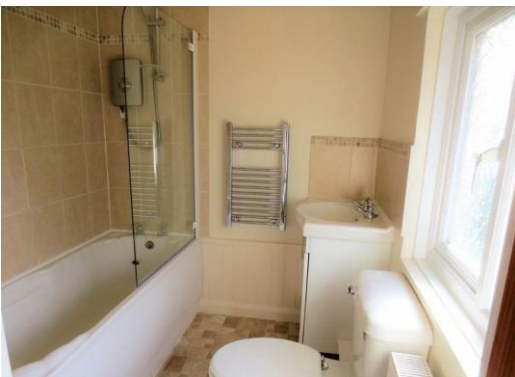
Measurement not into door recess. Laminate floor, decorative fireplace, radiator, uPVC double glazed window to the front, picture rail.

**Bedroom 3: 7' 9" x 5' 8" (2.36m x 1.73m)**

Laminate floor, radiator, uPVC double glazed window to the rear with partial countryside views, radiator, picture rail.

**Bathroom:**

White suite comprising panelled bath with shower over with glass shower screen, Vanity style wash hand basin, low level dual flush WC, radiator, vinyl floor, chrome towel rail,



extractor fan, opaque uPVC double glazed window to the rear, tongue and groove to 1/2 height, extractor fan.

**Outside:**

**Front Garden, Garage and Parking:**

A lawned front garden with hedging, gravelled driveway providing off road parking, path to front door, well stocked borders. There is a single detached garage with power and lighting.

**Rear & Side Garden:**

There is a gravelled area with a decking area, raised borders, shed and oil tank. To the side is an extensive level lawned garden with hedgerow borders. There are plans drawn up for the potential of either extending or to potentially build a bungalow on the grounds. This is subject to planning permission.

**Agents note:**

We are obliged to point out that in the attic is a long disused water tank which is made of asbestos cement.

**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, where the property is located on the left hand side.

**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:

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## 1ST FLOOR



## GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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