



1 Blackdown View, Curry Rivel,  
Langport, Somerset, TA10 0ER

Guide Price £410,000

4 bedrooms  
Ref:EH001702



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## Overview

- 4 Bedroom detached house
- Master with en-suite
- Cloakroom
- Kitchen & Utility
- Garage & off road parking
- Cul-de-sac location
- Workshop & garden shed
- Living room, dining room & study



A 4 bedroom detached family home located in a small cul-de-sac in the popular village of Curry Rivel. This property has well proportioned rooms, with 3 reception rooms, master with en-suite, cloakroom & utility. Further benefits include a garage, off road parking, workshop, garden shed, uPVC double glazing and oil fired central heating. Internal viewing is highly recommended to appreciate the size and condition of this lovely family home.



### ACCOMMODATION:

A covered entrance porch with an opaque glass panel door through to:

#### Hallway:

Oak flooring, radiator, stairs rising to first floor landing, coving, smoke detector, doors lead off to:

#### Cloakroom:

Front aspect opaque uPVC double glazed window, low level dual flush toilet, vanity wash hand basin with mixer taps, tiled splash backs, radiator, coving.

#### Study/Play Room: 15' 2" x 8' 8" (4.62m x 2.65m)

Front aspect uPVC double glazed window, radiator with covering, wood effect flooring, strip light, coving, courtesy door to garage.

#### Living Room: 16' 3" x 13' 0" (4.95m x 3.97m)

2 full length uPVC double glazed windows, uPVC double glazed French door to the rear garden, wood burner with slate hearth and wood mantel, Oak flooring, wall mounted lights, coving, double doors through to:

#### Dining Room: 10' 5" x 10' 0" (3.17m x 3.06m)

Rear aspect uPVC double glazed window, radiator, Oak flooring.

#### Kitchen: 10' 5" x 9' 1" (3.17m x 2.77m)

Front aspect uPVC double glazed window, stainless steel sink and drainer with mixer taps, a range of low





level and wall mounted kitchen units, wooden roll top work surfaces, built in induction hob and electric double oven, tiled splash backs, stainless steel extractor hood, space for upright fridge/freezer, space and plumbing for dish washer, spot lights, coving, radiator, oil fired boiler, door to:

**Utility Room: 6' 1" x 5' 11" (1.85m x 1.80m)**

Side aspect uPVC double glazed window, circular stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, wooden roll top work surfaces, space and plumbing for washing machine, tiled splash backs, tiled flooring, coving, uPVC double glazed door to rear garden, under stairs storage cupboard.

**First Floor Landing:**

Loft hatch access, coving, airing cupboard with factory lagged hot water tank and slatted shelving, doors off to:

**Bedroom 1: 15' 10" x 10' 0" (4.82m x 3.06m)**

Rear aspect uPVC double glazed window, radiator, laminate flooring, coving, door to:

**En-Suite:**

Side aspect opaque uPVC double glazed window, tiled window sill, corner shower cubicle with electric shower, pedestal wash hand basin, low level dual flush toilet, tiled splash backs, radiator, coving, extractor fan.

**Bedroom 2: 10' 11" x 10' 2" (3.34m x 3.10m)**

Rear aspect uPVC double glazed window, wood effect flooring, coving, radiator.

**Bedroom 3: 10' 5" x 9' 1" (3.17m x 2.78m)**

Front aspect uPVC double glazed window, radiator, wood effect flooring, coving.

**Bedroom 4: 12' 9" x 6' 4" (3.88m x 1.92m)**

Front aspect uPVC double glazed window, radiator, wood effect flooring, coving.

**Bathroom:**

Rear aspect opaque uPVC double glazed window, tiled window sill, Jacuzzi bath and side panel, mixer taps and



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shower attachment, waterfall shower over, glass shower screen, pedestal wash hand basin with mixer taps, low level dual flush toilet, tiled splash backs, tiled flooring, inset spotlights, extractor fan.

**Outside:**

**Front:**

Tarmac driveway provides off road parking for numerous vehicles. The garden is laid to lawn with hedgerow border.

**Garage: 17' 9" x 9' 3" (5.40m x 2.81m)**

With metal up and over door, power, lighting, rear aspect uPVC double glazed window, loft hatch access for storage, courtesy door to study and rear garden.

**Rear:**

There is a paved patio area with garden being laid to lawn and well stocked borders. Enclosed is an oil tank which is concealed by fence panels and an insulated garden shed & workshop. There are fence panels surrounding the property.

**Workshop: 13' 7" x 6' 3" (4.13m x 1.90m)**

Timber framed with doors to the front and rear, triple aspect windows, insulation, power and lighting.

**Services:**



The property is connected to mains water, drainage and electricity, with oil fired central heating.

**Directions:**

What3words: ///grumbling.packets.hired

**Amenities:**

Curry Rivel is situated less than 2 miles west of Langport and has a range of facilities including One Stop convenience store, 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, including the M5 which is just 12 miles away. 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. Locally there are many clubs that may interest the potential buyer, Rotary, Probus, U3A, Inner Wheel and the W.I.



**VIEWINGS STRICTLY BY APPOINTMENT:**

**Langport Office 01458 252530 sales@english-**

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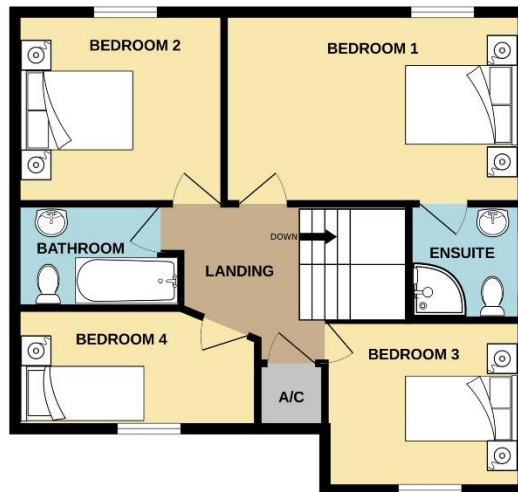
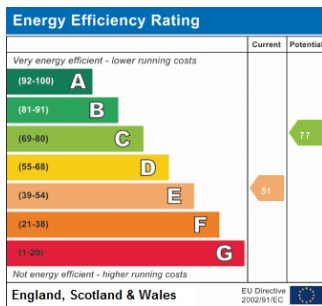
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## GROUND FLOOR



## 1ST FLOOR



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