



49 Stanchester Way, Curry Rivel,  
Langport, Somerset, TA10 0PU

Guide Price £350,000

3 bedrooms  
Ref:EH001658



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## Overview

- A detached bungalow in the popular village of Curry Rivel
- Updated and modernised to a very high standard
- Three bedrooms
- Two bathrooms
- Solar photovoltaic panels (PV) generating renewable electricity
- Landscaped gardens to the front and rear
- Garage & parking
- No chain



The property is set on a popular development in the village of Curry Rivel. However, what sets this bungalow apart is that it has been the subject of a complete makeover by the current owners and is now a contemporary and comfortable living space. Gone are the old-fashioned Artex ceilings and hardwood flush doors, and in are smooth painted ceilings with low-voltage downlights and 4-panel doors fitted with modern door furniture.



### Location:

Located in the popular village of Curry Rivel, 49 Stanchester Way has undergone extensive works and now provides a comfortable and modern living space. It is conveniently located to access the local amenities in the village and is within a short walk of a sheltered bus stop. The village is set in the heart of Somerset and occupies a position overlooking the famous 'levels', with the Blackdown Hills to the south, the Mendips and Bristol Channel to the north and the Quantocks to the West. The village has a thriving community, along with a popular and highly-rated primary school, a great pub, village shop, petrol station with a Post Office counter, a historic church, a village hall and recreational amenities. It is also home to the Burton Pynsent Estate and monument and is blessed with numerous wonderful and accessible footpaths that criss-cross the landscape with outstanding countryside views. The north and south coasts are also within reach, with the Jurassic Coast towns of Lyme Regis and Charmouth about an hour away by car and the open beaches to the north of the county even closer for a perfect dog walk.

### The Property:

#### Inside:

The front door of the bungalow opens to an entrance hall with storage cupboard for coats and shoes.



Leading on into the main living space, the area feels very light and airy with a large picture window to the front and a further large window to the rear. A modern wood-burning stove sits in the fireplace and there is space for both relaxing and dining. The modern cashmere kitchen is separated from the living area by means of a breakfast bar and has ample storage and a great range of fitted appliances. A door leads off the kitchen to a utility room, fitted with a cupboard and plumbed for a washing machine and tumble dryer or freezer, and has doors leading to the rear garden and to the integral garage. From the living room, a door leads into an inner hallway, which has an airing cupboard for the hot-water cylinder and is fitted with slatted shelving. Doors lead off into the main bathroom and the three bedrooms and there is also an ensuite to Bedroom 1. Attention to detail is everywhere, with plenty of options to be organised with a cork board in the utility room and there are plenty of hooks for tidy storage and for bath towels, plus useful shelving.

#### Outside:

The surrounding gardens at the property have been landscaped and the front garden contains shrubs and is finished with decorative blue slate chippings. A block and paved driveway provides off road parking and access to the garage with metal up and over door. To the side of the planted area, there is a gravelled parking area, a brick driveway to the garage and a path and railings leading to the front door. Gates to either side lead around the back of the bungalow and here the garden has been newly fenced and has a patio, decorative blue slate chippings and lawn area. There are shrubs, trees, flowers and plants and a new rotary clothes line is also installed.

#### The Area:

Just a short distance away and on the edge of the Somerset Levels sits the historic market town of Langport. With its riverside setting and activities providing fun, both on and off the water, the town is busy and thriving with numerous independent shops, cafes,



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plus a mix of regular local markets. It is also conveniently positioned between the popular nearby towns of Taunton, Glastonbury, Bruton, Yeovil and The City of Wells. Langport's central location means there are numerous opportunities within a short distance to experience great shopping and dining options including The Black Swan pub in Langport, The Firehouse in Curry Rivel, and The Devonshire Arms in Long Sutton to name but a few. Langport is also within easy reach of Hauser & Wirth and The Newt at Bruton, and highly acclaimed restaurants such as Alfredo's at Somerton and HOLM in South Petherton. There is also an excellent choice of independent schools for children of all ages, including Millfield, Sherborne School, Hazlegrove, Bruton Schools, Taunton School, Kings College and Queen's College. Travel in to and out of the area is made accessible by the close proximity of major roads such as the A303 and the M5. Train travel is also readily available with a number of stations around a 30-minute drive away such as Yeovil, Taunton, Bridgwater and Castle Cary.

In recent months the property has had:

- \* Modern front door fitted
- \* Re-modelling of the interior to provide an entrance hall with a coat cupboard and a well-laid-out open plan living space
- \* Modern kitchen with quality appliances, including an induction hob and Neff 'hide and slide' built-under oven and extractor, 'comfort lift' AEG dishwasher and integral fridge
- \* Newly fitted bathroom with bath, shower and screen and a further ensuite bathroom with separate shower enclosure. Both bathrooms are fully-tiled, with LED demister mirrors, heated towel rails, fitted bathroom furniture with concealed cisterns and back-to-wall pans
- \* Fully re-wired and new plumbing throughout
- \* Solar photovoltaic panels (PV) generating renewable electricity (battery storage capability)
- \* Dynamic Intelirad individually controllable electric radiators
- \* New Joule pressurised unvented hot-water cylinder
- \* New British-made 4kw mini wood-burning stove
- \* Modern slatted blinds
- \* Karndean flooring to living areas
- \* New carpet to bedrooms and inner hall.

#### Directions:

What3words: ///otter.flirts.goodness

#### VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

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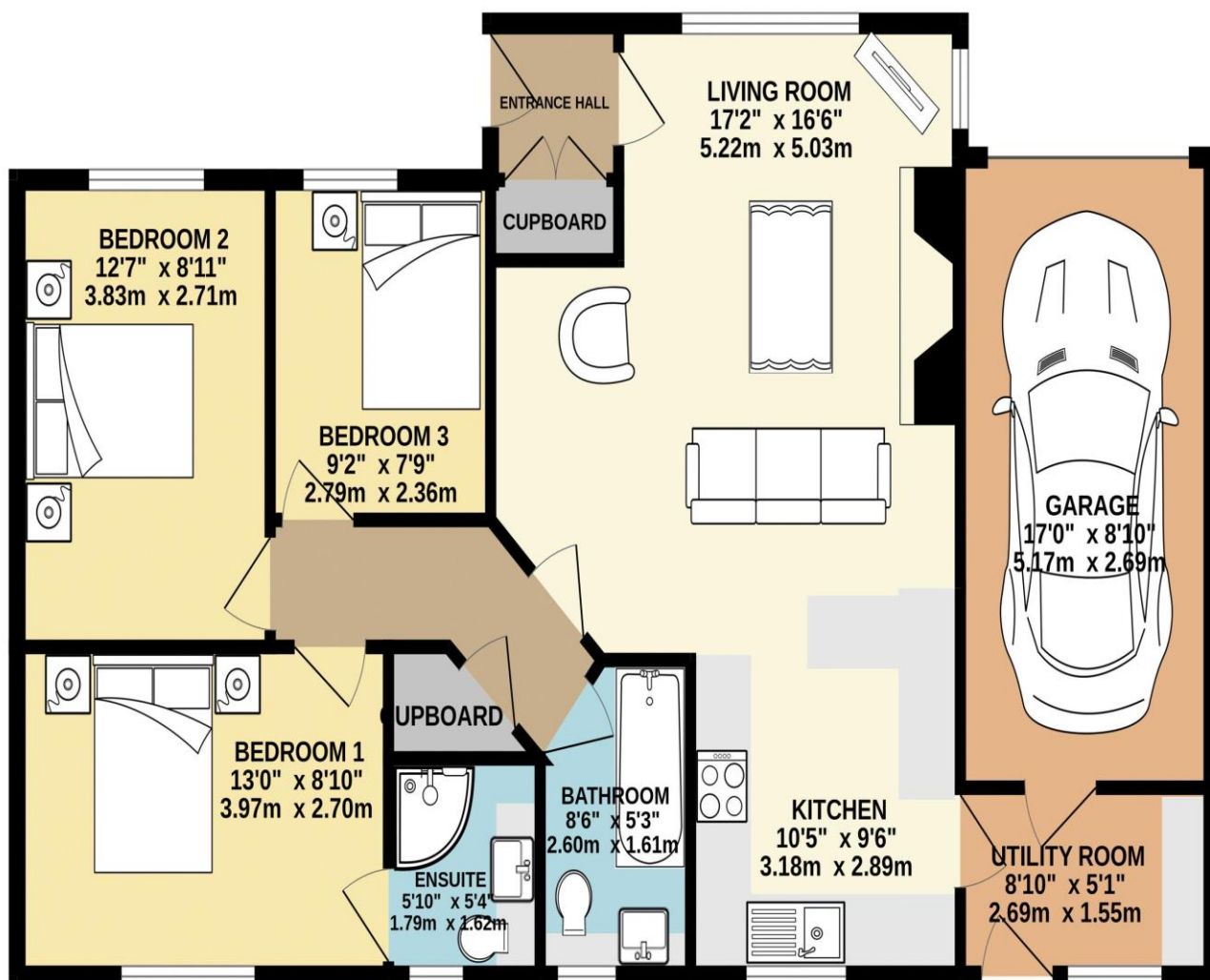
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# GROUND FLOOR

961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		58
(39-54)	<b>E</b>		
(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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