



1 Chatham Place, Curry Rivel,  
Langport, Somerset, TA10 0HR

Guide Price £295,000

3 bedrooms  
Ref:EH001412



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## Overview

- A 3 double bedroom semi detached house
- Good sized plot
- Off road parking
- Kitchen/dining room
- Popular village location
- Oil fired central heating
- Wood burner
- Workshop



A 3 double bedroom semi detached house located in the popular village of Curry Rivel. The property sits on a good sized plot with gardens to the front and sides. There is off road parking but with an additional hardstanding to erect a tandem garage. The kitchen/dining room has been transformed by the existing owner making it a great place to entertain & dine.



### Accommodation:

Opaque UPVC double glazed door providing access to:

#### Hallway:

Radiator, stairs rising to first floor landing, smoke detector, doors leading to:

**Living Room: 16' 11" x 13' 8" (5.15m x 4.17m)**

Maximum Measurements. Dual aspect uPVC double glazed windows to front and rear, wood burner with slate hearth and wood mantel, radiator, beams to ceiling, door through to:

**Kitchen/Dining Room: 16' 11" x 11' 5" (5.16m x 3.48m)**

Front aspect uPVC double glazed window, Belfast sink with mixer taps, a range of low level and wall mounted kitchen units, wooden roll top work surfaces, space for range cooker with stainless steel extractor fan over, tiled splashbacks, integrated fridge freezer, integrated dishwasher, storage cupboard, airing cupboard with factory lagged hot water tank and slatted shelving, understairs storage cupboard, laminate flooring, inset spotlights, stable doors through to:



**Utility/Conservatory: 10' 10" x 5' 7" (3.31m x 1.70m)**

Irregular in shape. Two side aspect uPVC double glazed windows, uPVC double glazed French doors, tiled flooring, perspex ceiling, space and plumbing for washing machine, wall mounted light, door through to front and door leading through to:

**Workshop: 7' 11" x 9' 7" (2.41m x 2.91m)**

Rear aspect window, power, lighting, work bench, opens to:

**Storage: 6' 2" x 3' 7" (1.87m x 1.09m)**

**First Floor Landing:**

Radiator, loft hatch access, doors leading off to:

**Bedroom One: 17' 0" x 9' 11" (5.18m x 3.02m)**

Maximum Measurements Two front aspect uPVC double glazed windows, side aspect uPVC double glazed window, radiator.

**Bedroom Two: 11' 6" x 11' 0" (3.50m x 3.36m)**

Dual aspect uPVC double glazed windows to front and side, radiator.

**Bedroom Three: 10' 3" x 6' 9" (3.12m x 2.06m)**

Dual aspect uPVC double glazed window to both the side and rear, radiator.

**Bathroom:**

Rear aspect uPVC opaque double glazed windows, bath with side panel and mixer



taps, electric shower over with shower screen, tiled splashbacks, low level dual flush toilet, vanity wash hand basin with mixer taps, heated towel rail, inset spotlights.

**Outside:**

**Front and Parking:**

There is a driveway providing off road parking for numerous vehicles with a lawned area, fence panel to the front, mature hedgerows.

**Side Garden:**

Side patio area, lawned garden, hard standing to rear ideal for erection of a tandem garage, fence panel surround.

**Services:**

The property is connected to mains electricity, water and drainage. The heating is oil fired central heating. Council Tax Band: C EPC: TBA

**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. Locally there are many clubs that may interest the potential buyer, Rotary, Probus, U3A, Inner Wheel and the W.I.

**Directions:**

What3words:///pythons.begun.pounce

**VIEWINGS BY APPOINTMENT:**

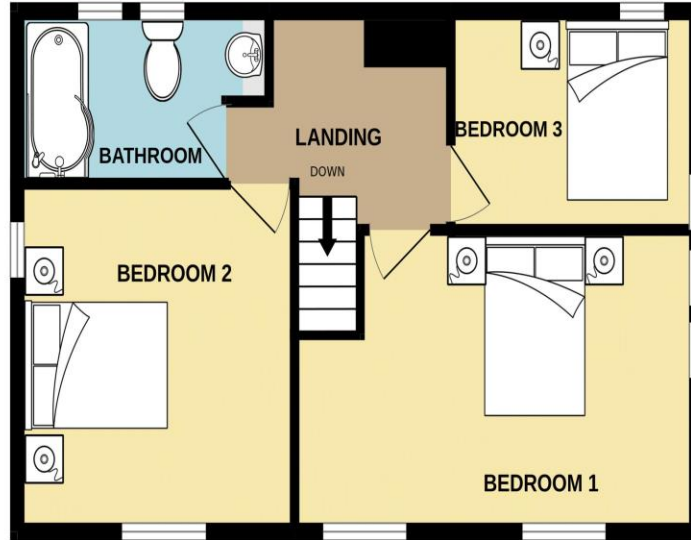
**Langport Office 01458 252530**

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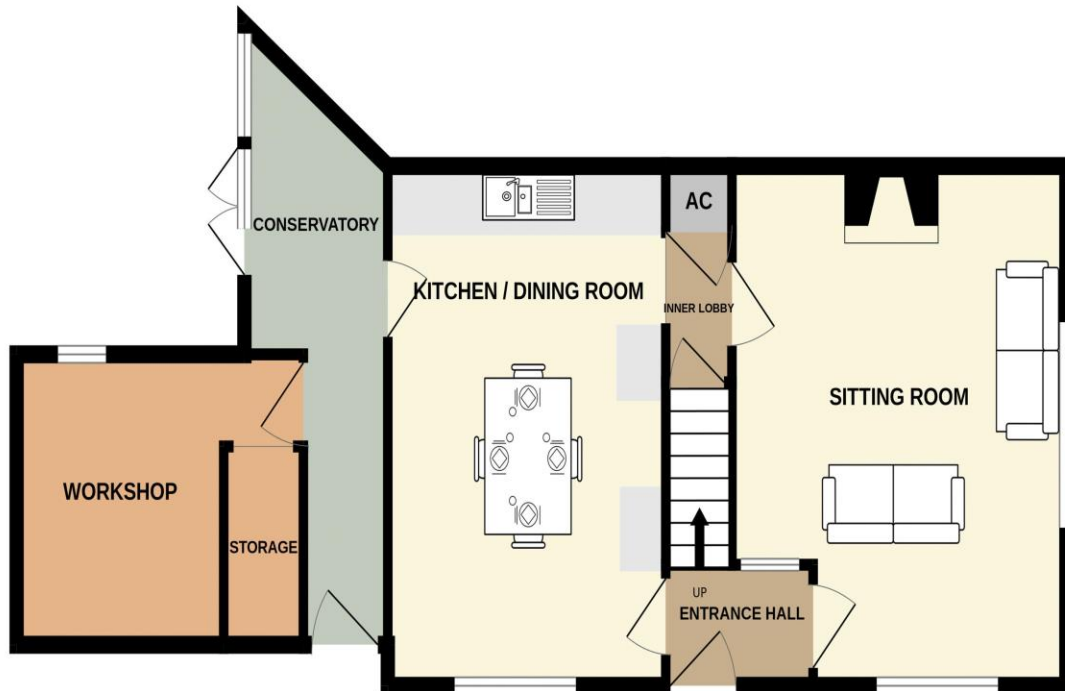
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## 1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(65-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		53	81
England, Scotland & Wales		EU Directive 2002/91/EC	



## 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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