



12 Churchway Close  
Curry Rivel, Somerset, TA10 0ED

Guide Price £320,000  
3 bedrooms  
Ref:EH001521



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## Overview

- 3 Bedroom Link Detached Bungalow
- Corner plot position with good size level lawned garden
- Garage & Off Road Parking
- Cul-de-sac position
- Lounge/dining room with sun room
- Spacious attic room, versatile in its use
- 2 Shower Rooms
- uPVC double glazing



A much extended 3 bedroom link detached bungalow located at the end of a cul-de-sac in the popular village of Curry Rivel. Particular mention has to go to the deceptive size of this property together with the expanse of garden. It is set on a corner plot with a lovely level lawned garden to the side of the property. With further benefits including garage, off road parking for numerous vehicles, uPVC double glazing, jack and jill shower room to 2 of the bedrooms and a further bedroom and shower room. To the first floor is a spacious loft room with Velux windows.



### ACCOMMODATION:

Opaque glass panel door provides access:

#### Entrance Porch:

Triple aspect upvc double glazed windows, wall mounted light, opaque glass panel door through to:

#### Hallway:

Front aspect opaque double glazed windows, radiator, wood flooring, smoke detector, spot lights, doors through to:

#### Kitchen: 12' 8" x 9' 11" (3.85m x 3.02m)

Front aspect upvc double glazed window with tiled window sill, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, tiled splash backs, space for range cooker, extractor hood and light over, space for upright fridge/freezer, space and plumbing for washing machine, wooden flooring, inset spot lights.

#### Bedroom 2: 10' 4" x 9' 1" (3.14m x 2.76m)

#### Minimum measurements

Rear aspect upvc double glazed window, radiator, coving, door through to:





## Jack & Jill Shower Room:

Shower cubicle, Vanity wash hand basin, low level dual flush toilet, heated towel rail, inset spot lights, wood flooring, door through to: **Bedroom 3: 10' 4" x 6' 3" (3.14m x 1.91m)**

### Maximum measurements.

Rear aspect uPVC double glazed window, radiator, wood flooring, spot lights.

## Living/Dining Room: 22' 4" x 14' 10" (6.80m x 4.52m) L-Shaped Maximum measurements

Front aspect uPVC double glazed window, wood flooring, radiators, stairs rising to first floor landing, rear aspect full length uPVC double glazed window through to sun room, door to side hall, uPVC double glazed door through to:

## Sun Room: 12' 2" x 10' 7" (3.70m x 3.22m)

Triple aspect uPVC double glazed windows, sky light with spot lights, uPVC double glazed door to the rear garden.

### Side Hall:

Radiator, wood flooring, spot lights, coving, smoke detector, stable door to the side garden, doors off to:

## Bedroom 1: 12' 11" x 12' 3" (3.94m x 3.73m)

### Minimum measurement not into wardrobe

Side aspect uPVC double glazed window, radiator, wood flooring, mirror fronted wardrobes.

### Shower Room:

Dual aspect opaque uPVC double glazed window to the front and side, shower cubicle, Vanity wash hand basin, low level toilet with concealed cistern, heated towel rail, storage cupboard, wood flooring, tiled splash backs, inset spot lights.



### First Floor:

## Attic Room: 30' 2" x 14' 7" (9.19m x 4.44m)

### Maximum measurements.

3 Velux windows, under eaves storage cupboards, inset spot lights, part wood flooring.

### Outside:

### Front & Parking:

There is a concrete driveway providing off road parking for numerous vehicles and providing access to the garage. There is a further crazy paved hardstanding for multi vehicles.

## Garage: 18' 10" x 8' 11" (5.73m x 2.73m)

With roller ball door, power, lighting, loft access with loft ladder, hot water tank, shelving, rear aspect window, courtesy door to the rear garden.

### Rear & Side Garden:

To the rear of the property is a paved patio area and garden laid to lawn with raised borders.

There is a summer house. Steps then rise to an expansive level lawned garden with vegetable



cage, garden shed and is surrounded by mature trees.

### Directions:

From English Homes Langport office turn left to Curry Rivel. On entering the village take the right hand turning into Churchway Close, where the property is located at the end of the cul-de-sac denoted by an English Homes For Sale board.

### 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.

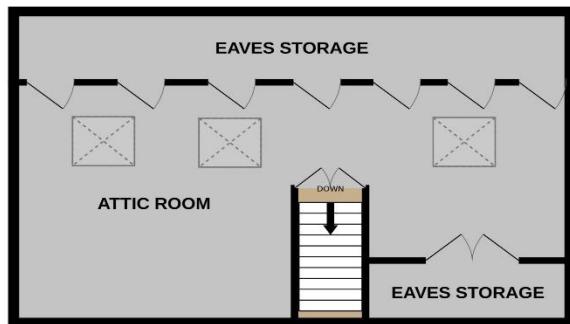
### VIEWINGS STRICTLY BY APPOINTMENT:

**Langport Office 01458 252530**

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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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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