

Blackdown View

Curry Rivel, TA10 0ER

COOPER
AND
TANNER



Asking Price Of £485,000 Freehold

Wonderfully presented and incredibly efficient, (A rated EPC), detached family home in the sought after Somerset village of Curry Rivel. With four well proportioned bedrooms and ample living accommodation this is a must see for anyone looking to upsize in the local area.

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 4  2  2 EPC A

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ACCOMMODATION:

You enter the property through the front door and are welcomed by a spacious entrance hall. There are doors leading off to the main sitting room which is of a good size with open fire, large bay window and a door to the kitchen/dining room. There is a well proportioned study, ideal for those working from home. A downstairs cloakroom with WC and under stairs storage complete the foyer space. The kitchen/dining room at the rear of the property is beautifully presented and has only recently been updated to a high standard with space for a freestanding electric cooker and large fridge/freezer. There is a spacious dining area with french doors leading out to the rear garden area. Leading off from the kitchen there is a very nicely sized utility room with a range of units and storage solutions as well as the oil fired boiler and plumbing for the washing machine. To the first floor there are three double bedrooms including the master ensuite and a further single bedroom. The ensuite shower room to the master bedroom is nicely proportioned with a walk in shower, WC and hand wash basin. The family bathroom is light and spacious with low level WC, hand wash basin and bath with shower over.

OUTSIDE:

To the front of the property there is an area of lawn and mature planting along with off road parking for at least five cars. The property benefits from a large double garage with electric roller doors, power and lighting. There is rear access at the property into the rear garden. Beautifully landscaped to suit the keen gardener and those looking to entertain. A substantial garden shed could suit a range of purposes and there is also outdoor power and plumbing for muddy pets!

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property benefits from significant solar provision with panels on the main roof as well as the garage, both of which are south facing. The oil fired boiler has been replaced in the past few months. The solar system is only 2 years old and there is a solar thermal store system in place also. The property is currently banded E for council tax, within Somerset Council. Ofcom's service checker states that external mobile coverage is likely with four major providers, whilst Ultrafast broadband is available in the area.

LOCATION:

Curry Rivel is a thriving village benefitting from various local amenities, including the highly-rated Firehouse pub, post office within the petrol station, village stores, Church of England primary school, and the beautiful Church of St. Andrews. Curry Rivel is set in an elevated position overlooking the picturesque Somerset levels, and is approximately 2miles away from Langport which offers a wider range of amenities including Tesco store and the well known Huish Episcopi Academy and Sixth Form. Taunton, the County Town of Somerset, is approximately twelve miles to the West and offers a wide range of shops and services, private schooling, leisure facilities, mainline railway station and access to the M5 at junction 25.

VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team (barring adverse weather).





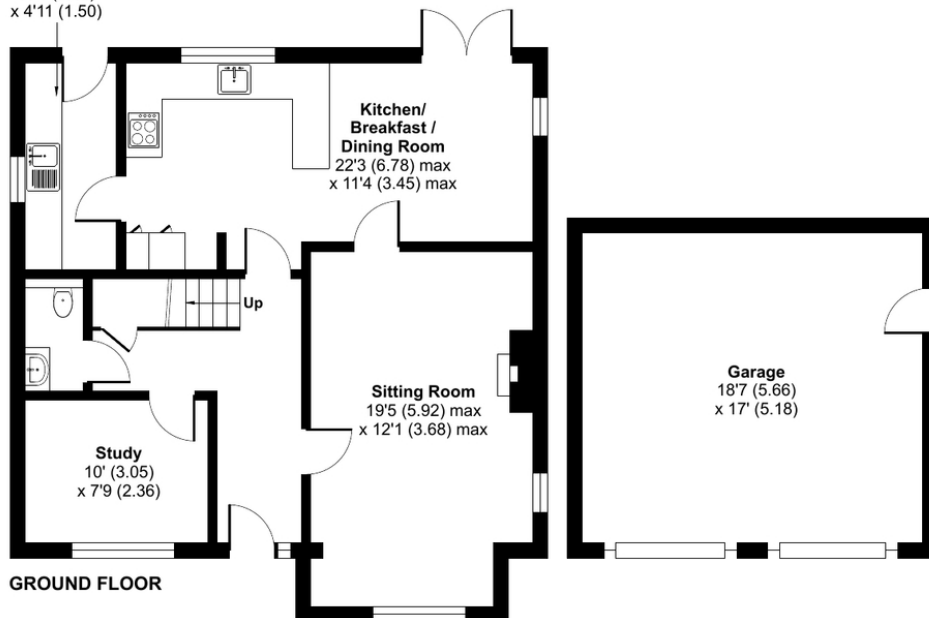
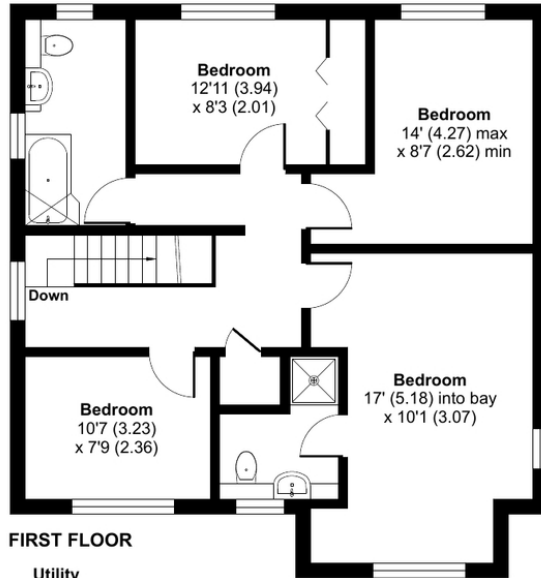
Blackdown View, Langport, TA10

Approximate Area = 1536 sq ft / 142.6 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 1853 sq ft / 172 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Cooper and Tanner. REF: 1147631

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