



The Old Pigeons Curload, Stoke St Gregory, TAUNTON TA3 6JE
£299,950

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Making home moves happen

An imposing early Victorian attached village home offering extremely well maintained and generously proportioned 3/4 bedroom accommodation together with a large garden and a garage. Country road location with open countryside literally on the door and only 10 miles from Taunton. EPC Rating: E-43

THE PROPERTY

This substantial early Victorian attached family home offers tremendously spacious and well maintained accommodation arranged over two floors. The uPVC double glazed accommodation features a magnificent ground floor reception room, a large kitchen and a useful study/bedroom 4 with an adjacent shower room. The first floor offers three double bedrooms, a large re-fitted bathroom and a re-fitted en-suite shower room. To the outside there is a detached timber built garage and an excellent size garden arranged as lawns, a fish pond and a large vegetable garden. The property is located along a country lane in the hamlet of Curload, which is on the edge of Stoke St. Gregory village. There is almost immediate access to beautiful open countryside with many marked walks available. Stoke St. Gregory has a general store, church and public house, whilst nearby North Curry village also has a junior school and a doctors surgery. The M5 motorway J25 is eight miles

FANTASTIC VILLAGE HOUSE

IMPRESSIVELY LARGE ROOM SIZES

WELL MAINTAINED THROUGHOUT

MAGNIFICENT LIVING ROOM

3/4 BEDROOMS

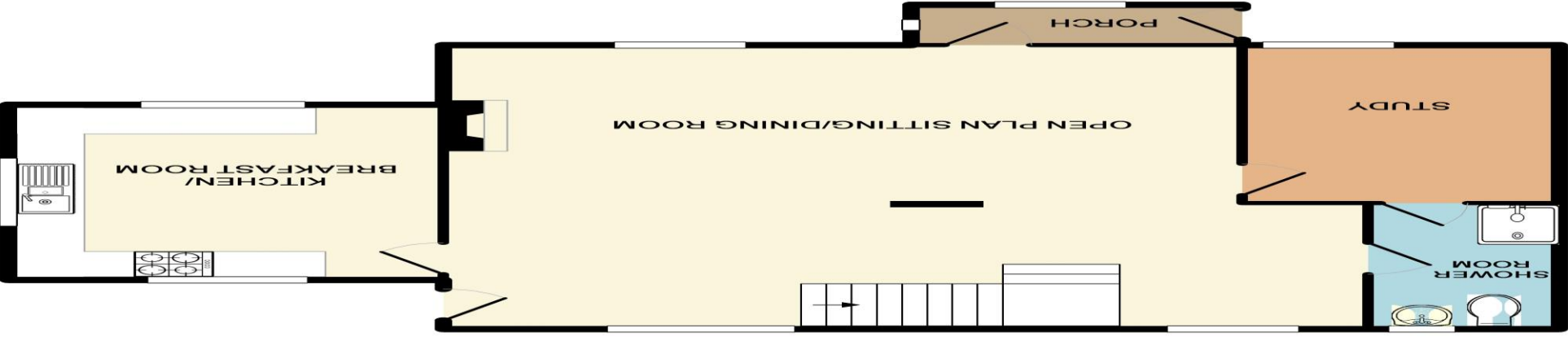
MEMBERS OF PROPERTY SHARING EXPERTS



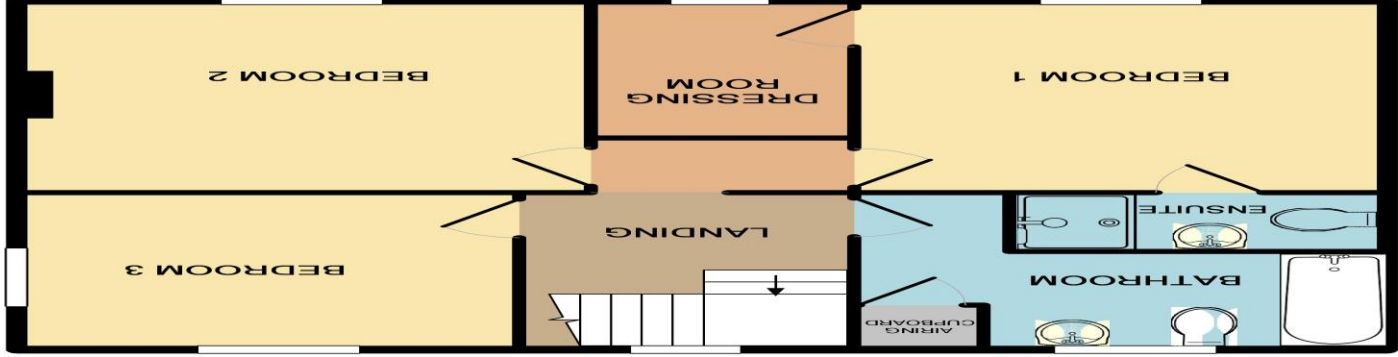


Entrance hallway	
Living Room	reducing to 22' 5" (6.83m)
Kitchen/Breakfast Room	13' 8" x 12' 2" (4.16m x 3.71m) Worcester wall mounted propane gas fired boiler supplying central heating to radiators and domestic hot water.
Study/Bedroom 4	11' 10" x 9' 0" (3.60m x 2.74m) This room is accessed from the principal living room.
Shower Room	This room also has a door accessed from the living room.
First Floor Galleried Landing	
Master bedroom	12' 0" x 12' 0" (3.65m x 3.65m) high ceilings with large window to front and country views
En-suite Shower Room	tiled shower enclosure with folding door and electric shower unit
Dressing Room	8' 6" x 6' 0" (2.59m x 1.83m) Accessed from the master bedroom and with window to front.
Bedroom 2	13' 3" x 12' 0" (4.04m x 3.65m)
Bedroom 3	11' 6" x 10' 0" (3.50m x 3.05m)
Family Bathroom	
Outside	parking space and a gravelled area to front. Garden located at the end of the driveway. Generous size garden. Many maturing fruit trees. Vegetable garden.
Timber Built Garage	17' 10" x 11' 7" (5.43m x 3.53m)





GROUND FLOOR
APPROX. FLOOR
AREA 893 SQ.FT.
(83.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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