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CURLOAD, STOKE ST GREGORY, SOMERSET

7 Curload, Stoke St Gregory Taunton, Somerset, TA3 6JF

*A 3 bedroom period cottage offered to the market with
1.75 acres.*

Freehold Offers In the Region of £325,000

DESCRIPTION

7 Curload is a period three bedroom semi-detached cottage which backs onto the river Tone. The property in brief comprises a kitchen/diner. Remotely controlled automatic pellet boiler with a recently upgraded central heating system. The sitting room is a good size and benefits from a log burner and a stable door out onto the front garden. The bathroom is located on the ground floor with a free standing rolled top bath. To the first floor are three bedrooms and a separate WC and sink.



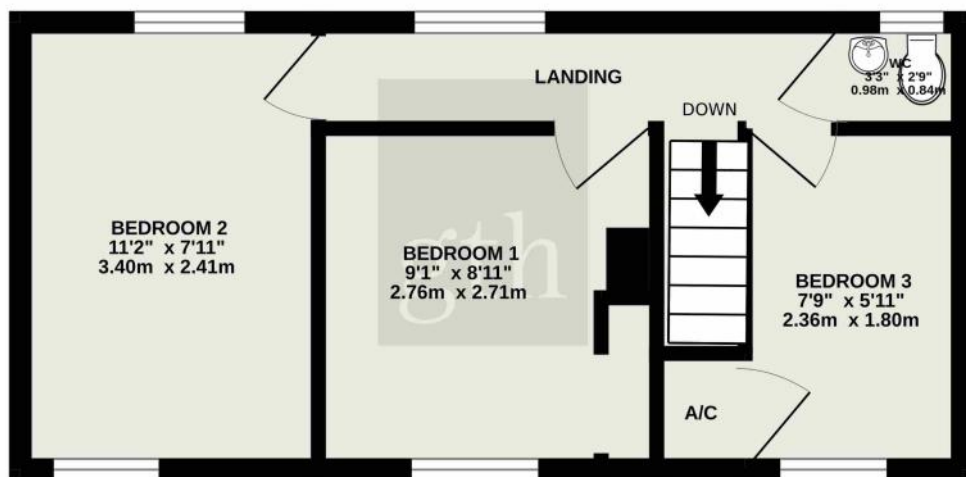
SITUATION

The property is situated in Curload within the village of Stoke St Gregory which is on the edge of the Somerset levels. An area famous for its Withy beds and basket making and designated as an environmentally sensitive area. Close by is the village of North Curry and between them North Curry and Stoke St Gregory provide a range of local facilities including post offices, primary schools, general stores, health centre and churches. A variety of pubs can be found in the area serving excellent food including the renowned Firehouse at Curry Rivel and more locally, The King Alfred Inn. A more comprehensive range of amenities are available in the County Town of Taunton about ten miles away, including excellent state and

independent schools, theatre, county cricket ground and railway station with frequent services to London, Paddington. The M5 motorway is extremely accessible with Junction 25 only 7.5 miles from the property. There are numerous all-year round attractions with the nearby Willows and Wetland Centre and a number of National Trust properties. Excellent walking can be enjoyed along the droves and the many footpaths in the area.

OUTSIDE

The property is approached off the road and there is off road parking on the other side of the road. There is a front and side garden which is a good spot for outdoor furniture and alfresco



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

dining. There is a gate at the back which backs onto the river bank. The property comes with approximately 1.75 Acres.

SERVICES

Mains water, electricity, drainage to a treatment plant.

OUTGOINGS

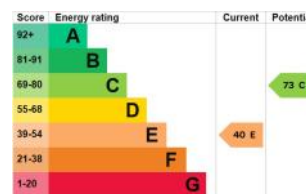
Somerset Council Tax Band B

DIRECTIONS

From North Curry proceed to the village of Stoke St Gregory. Before the village turn left as signposted to Curload. Continue along this road for about half a mile and the property can be found on the left hand side shown by a Greenslade Taylor Hunt for sale board.

WHAT.3.WORDS

For the exact location download the app and enter;
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Viewing

Strictly by appointment with the agents

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