

FOR SALE

Guide Price £475,000

Ruishton

Taunton



A substantial extended family home situated in a much sought-after village location, available with no onward chain, boasting 4/5 bedrooms, sitting room, breakfast room/study/bedroom 5, Open Plan kitchen/dining/family room, upstairs & downstairs bathrooms, double glazing, gas central heating, parking, garage with utility area, fully enclosed generously proportioned garden with workshop and garden store.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Front door opening to:-

Entrance Hall

With stairs to the first floor accommodation, radiator, 5 spotlights, doors to:-

Downstairs Bathroom

With a double glazed window to the front aspect, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, feature tiled floor, tiling to splash prone areas, heated towel rail.

Sitting Room

c.15'9 x 11'10 (4.57m x 3.60)

With a double glazed window to the front aspect, 2 radiators, ceiling light.

Open Plan Kitchen/Dining/Family Room

c.21'10 x 19'9 (6.65m x 6.01m)

With double glazed Velux windows to the rear aspect, double glazed patio doors and window also to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and microwave, built-in 5 ring gas hob with extractor cooker hood over, built-in dishwasher, feature wood burner, radiator, door to:-

Breakfast Room/Study/Bedroom 5

c.11'11 x 11'9 (3.63m x 3.60m)

With a double glazed window to the rear aspect, radiator, 2 ceiling lights.



FIRST FLOOR

Landing

With a double glazed window to the front elevation, radiator, built-in storage cupboard housing the wall mounted gas boiler hot water and central heating, airing cupboard with radiator and shelving, doors to:-



Bedroom 1

c.11'10 x 11'9 (3.60m x 3.60m)

With a double glazed window to the rear elevation, radiator, 2 television points, 2 ceiling lights.

Bedroom 2

c.15'9 x 9'7 (4.57m x 2.92m)

With double glazed windows both front and rear elevations, 2 radiators, ceiling light.



Bedroom 3

c.10'1 x 9'1 (3.07m x 2.76m)

With a double glazed window to the rear elevation, radiator, ceiling light.

Bedroom 4

c.9'3 x 8'9 (2.81m x 2.66m)

With a double glazed window to the side elevation, radiator, ceiling light.



Family Bathroom

With a double glazed window to the front elevation, a suite comprising of a bath with mixer tap and shower handset, pedestal wash hand basin, close coupled WC, feature tiled floor, tiling to splash prone areas, radiator, extractor fan, shaver socket, 2 spotlights.



OUTSIDE

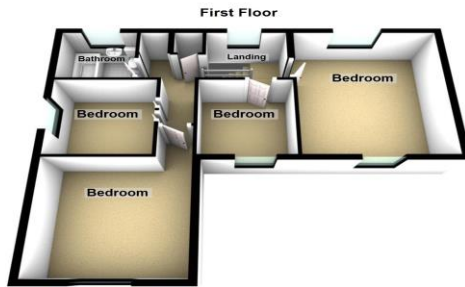
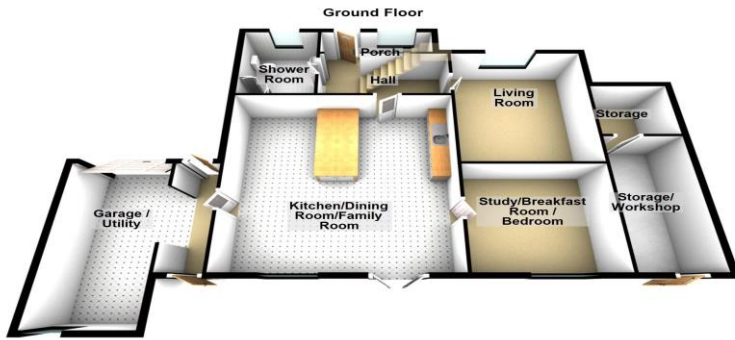
To the front of the property there is a gravel driveway providing ample parking with small lawn to the side, and giving access to a single garage, with up and over door, power, lighting and utility area with working surface incorporating a single bowl single drainer sink unit, space and plumbing for a washing machine and space for tumble dryer, with personal door to the main house and double glazed door to the rear garden, all of which is fully enclosed offering a generously proportioned patio and lawn, with a garden store and workshop with power and light, there is outside lighting and water supply.



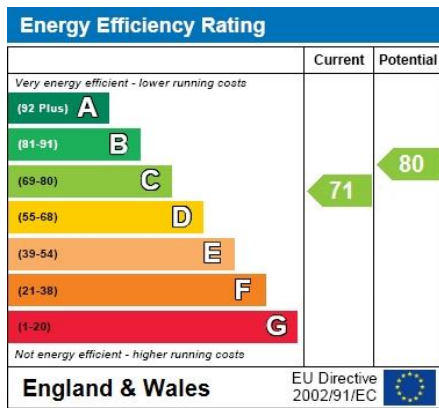
Council Tax Band :- D

Primary School Catchment – Ruishtion C of E School

Secondary School Catchment :- Heathfield Community School



For illustrative purposes only. All measurements are approximate and no responsibility is taken for errors or omissions. Prospective buyers/tenants should verify layout and dimensions. Plan produced using PlanUp.



Directions

Head out from Taunton towards the M5 junction 25, go under the motorway bridge and straight across, at the traffic lights turn left signed Ruishton, turn left at the T-junction and Moss Lane will be found on

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

