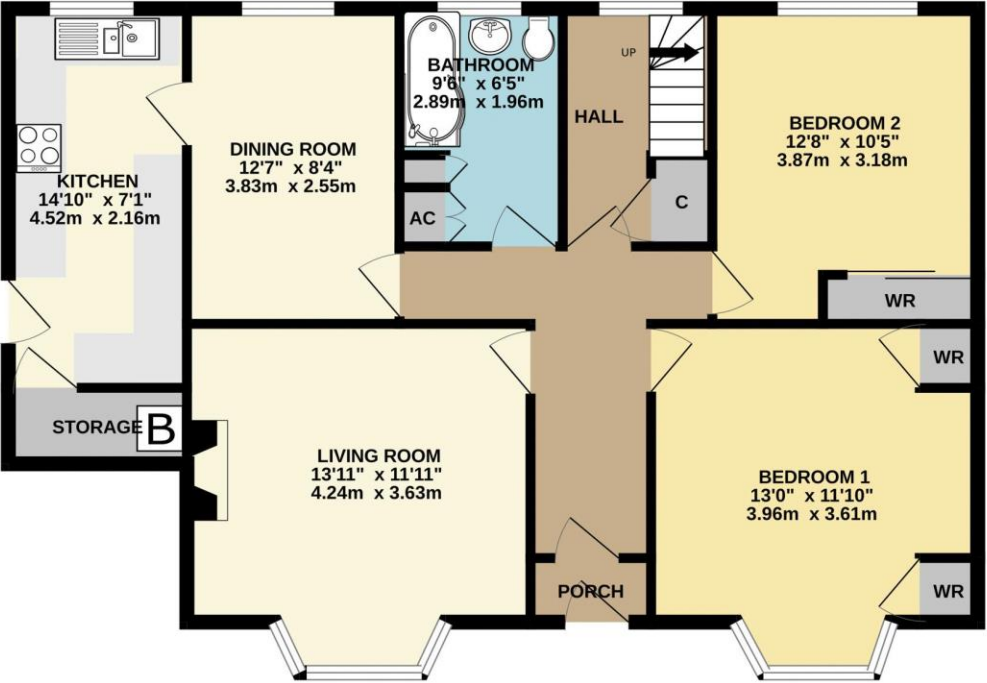
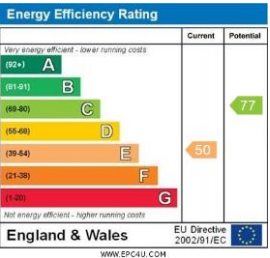
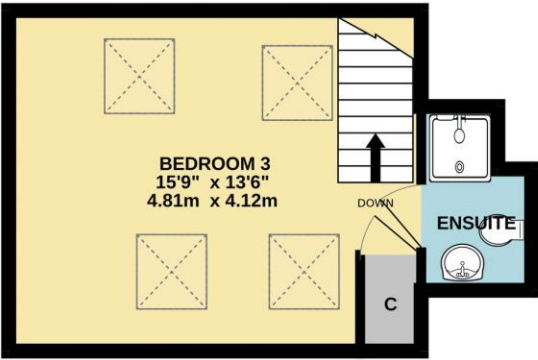


GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.

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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53 Bridge Street, Taunton, Somerset, TA1 1TP  
T: 01823 259604 E: info@wareandco.com W: www.wareandco.com



£395,000

**WARE & CO**  
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**Cartref, Bushy Cross Lane, Ruishton  
Taunton, TA3 5LB**

Detached double-fronted bungalow in a sought-after village location

Large private driveway with parking for multiple vehicles

Detached double garage, ideal for storage or workshop use

Substantial summerhouse and timber workshop in the garden

Bright and airy living room, perfect for relaxing and entertaining

Separate dining room and kitchen

Two spacious double bedrooms on the ground floor

Good-sized ensuite attic room, ideal as a guest bedroom, home office, or hobby space

Close to local amenities and schooling



Nestled in the sought-after village of Ruishton, this charming and spacious detached double-fronted bungalow offers a rare opportunity to acquire a well-appointed bungalow with large, level gardens and excellent outdoor space.

This well-maintained bungalow provides a superb balance of indoor comfort and outdoor living, making it an ideal home for families, downsizers, or anyone seeking a spacious and tranquil setting. With excellent access to Taunton town centre, the M5, and local amenities, it is perfectly positioned for both convenience and semi-rural charm.

The bungalow is approached over a long slightly rising driveway giving access not only to a detached double garage with an up and over door, but to the front of the bungalow which offers a private garden enclosed by trees with an ornamental pond. The rear of the property boasts an impressively sized and fully enclosed garden laid in the main to lawn with a large summerhouse to the rear, together with a timber built workshop/store.

The accommodation briefly comprises an entrance hall, living room with feature wood burning stove, separate dining room, kitchen, two double bedrooms and a family bathroom. A staircase leads up to a light and bright attic bedroom with an ensuite shower room. Early viewing is highly recommended to fully appreciate the space and potential this exceptional home offers.

**TOTAL FLOOR AREA** 111 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band E. Charges for 2024/25 - £2,658.95

**SERVICES** Main services of oil, electricity, water and drainage are connected. Oil fired central heating with radiators. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

