



4 Parkway, Ruishton, Taunton, TA3 5JX
£430,000

4 Parkway, Ruishton

Council Tax band: E

Charges payable for 2025/26 - £2,837.49

Tenure: Freehold

EPC Energy Efficiency Rating: D

- An extended detached house on the outskirts of Ruishton
- Stunning garden room with bi-fold doors framing the garden and countryside beyond
- Large L shaped living/dining room
- Well equipped kitchen
- Study/ground floor bedroom 3
- Principal ensuite bedroom
- Guest bedroom
- Contemporary four piece bathroom
- Drive parking, carport and garage
- Lovely enclosed garden with greenhouse and various seating areas

SERVICES

Main services of gas, electricity, water and drainage are connected

Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 75mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





Located on the outskirts of the desirable village of Ruishton, 4 Parkway is an extended and immaculately presented detached home, offering generous and flexible accommodation, ideal for a wide range of buyers. Backing directly onto open countryside, the property enjoys peace, privacy and far-reaching views – all within easy reach of Taunton town centre and major transport links.

Ruishton is a highly regarded village to the east of Taunton, offering a primary school, village hall, local pub, and excellent transport links via the A358, M5 motorway and nearby rail connections from Taunton. Scenic countryside walks are on the doorstep, while the town's shops, supermarkets, schools and hospitals are just minutes away.

The property comprises an entrance hall with stairs rising to the first floor, a generously sized L shaped living/dining room with a contemporary log burner, a stunning garden room has been thoughtfully added, showcasing full-width bi-fold doors that open out onto the beautifully manicured rear garden, a well equipped kitchen and rounding off the ground floor is a versatile study or third bedroom. Upstairs, the principal bedroom is a generous double, benefiting from fitted wardrobes and a stylish ensuite shower room, a further double guest bedroom and a refitted four piece bathroom with a separate shower cubicle.

Garden

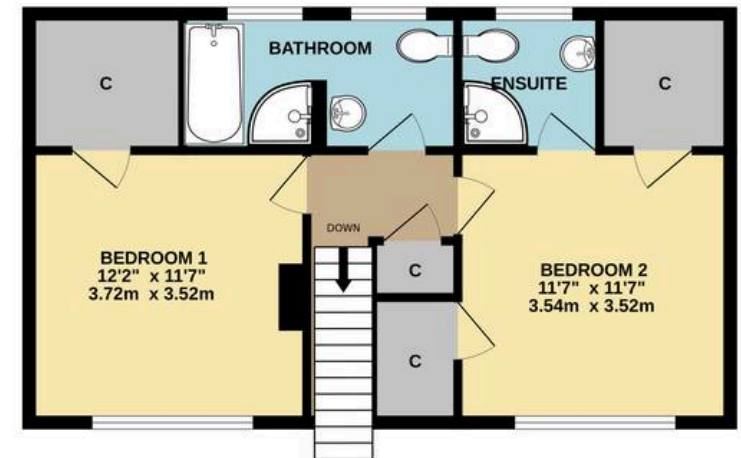
The exterior of 4 Parkway is just as impressive as its interior, offering a perfect blend of practical space, privacy, and beautifully maintained gardens. To the front there is drive parking leading to a carport and single garage, with a lawn and borders to one side. There is gated side access leading to the outstanding rear garden, which is a true feature of the property. With a level lawn with well stocked borders, good sized modern greenhouse, paved patio areas and personal access to the rear of the garage. The garden backs directly onto open fields, providing an ever-changing rural outlook and a real sense of space and serenity



GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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