



GIBBINS RICHARDS
Making home moves happen

10 Virginia Orchard, Ruishton, TAUNTON TA3 5LP

£235,000

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No onward chain on this wonderful two bedroomed semi detached property in a quiet cul-de-sac position in a popular village to the east of Taunton.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Number 10 Virginia Orchard is accessed across a front parking area into a front entrance hall which leads to the sitting room. The sitting room has an open plan staircase leading to the first floor and is a good size with open storage beneath the staircase. There is a door through to a modern fitted kitchen at the rear with modern gas central heating boiler. To the first floor are two good sized double bedrooms and a central bathroom. The property benefits from parking for two - three cars to the side and front and at the rear is a good sized, larger than average, enclosed garden. The property is offered with no onward chain and has the benefit of gas central heating and double glazing. When it was built, it was the show home, so therefore benefits from some extras, such as, fitted wall lights and storage below the bath and a sliding door to the bathroom. The property comes with fitted blinds, wooden flooring, exposed wood staircase and built-in wardrobes. We strongly recommend an early viewing as this is a excellent first time buy or rental investment.

NO ONWARD CHAIN
TWO BEDROOMED SEMI DETACHED PROPERTY
CUL-DE-SAC POSITION
POPULAR VILLAGE
PARKING TO THE FRONT AND SIDE
LARGER THAN AVERAGE REAR GARDEN
GAS CENTRAL HEATING
DOUBLE GLAZING
EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT
VIEWING HIGHLY RECOMMENDED





Entrance Hall

Sitting Room 19' 5" x 11' 6" (5.91m x 3.50m)
Including the stairs.

Kitchen 11' 5" x 7' 4" (3.48m x 2.23m)

First Floor Landing

Bedroom 1 11' 2" x 11' 0" (3.40m x 3.35m)
Including a cupboard and a range of built-in wardrobes.

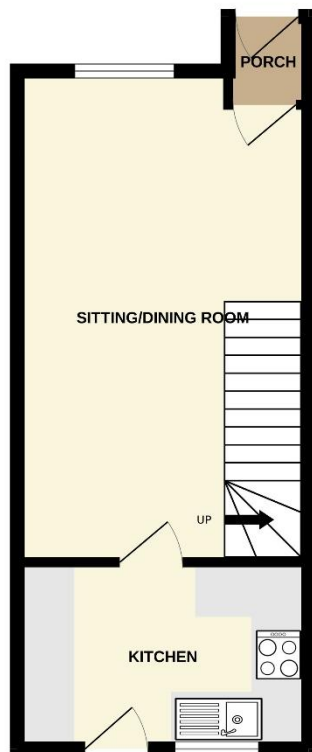
Bedroom 2 11' 6" x 9' 3" (3.50m x 2.82m)

Bathroom 6' 5" x 5' 1" (1.95m x 1.55m)

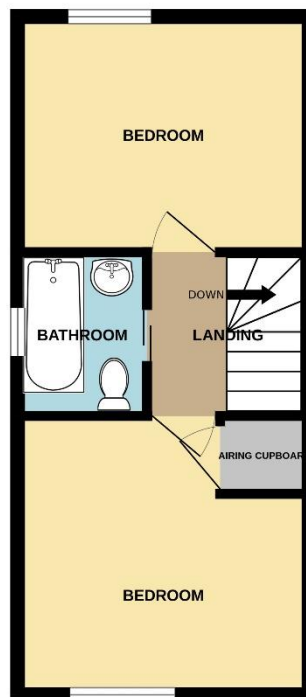
Outside The rear garden is a good size and measures approximately 30' 0" x 20' 0" (9.14m x 6.09m) with a pleasant outlook. There is parking to the side and front for two - three cars.



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 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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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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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