



GIBBINS RICHARDS 
Making home moves happen

17 Woodlands Drive, Ruishton, Taunton TA3 5JU
Guide Price £425,000

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A remarkably spacious and bright detached chalet style property offering immaculately presented accommodation over two floors including a ground floor study, conservatory, en-suite wc and adjoining garage. An internal viewing is highly recommended to fully appreciate what this home offers.

Tenure: Freehold / Energy Rating: / Council Tax Band: E

17 Woodlands Drive is tucked away at the end of a quiet cul-de-sac of similar properties in Ruishton, a popular village to the south east of Taunton. The house was built in the mid 1960's and offers driveway parking and a pleasant and mature front garden. The property itself offers an entrance hall and access to a ground floor study/office. A door leads through to the L-shaped sitting/dining room which is open plan and remarkably light and airy with doors through to the conservatory. There is then a modern fitted kitchen. To the first floor there are three good sized bedrooms, the master bedroom having an en-suite wc and there is a modern re-fitted shower room as well.

Outside, the property has a remarkably private rear garden, which are south westerly facing, and therefore benefit from a great deal of natural sunlight and back onto open fields. To the side of the property, there is a garage with a remote controlled electric door, an EV point for electric car charging and driveway parking. In all, this is a super property in a fabulous location and a viewing is highly recommended.

CUL-DE-SAC POSITION
DETACHED THREE BEDROOMED CHALET STYLE PROPERTY
THREE RECEPTION AREAS
MODERN FITTED KITCHEN
FABULOUS GARDENS
DRIVEWAY PARKING
GARAGE
VIEWING HIGHLY RECOMMENDED



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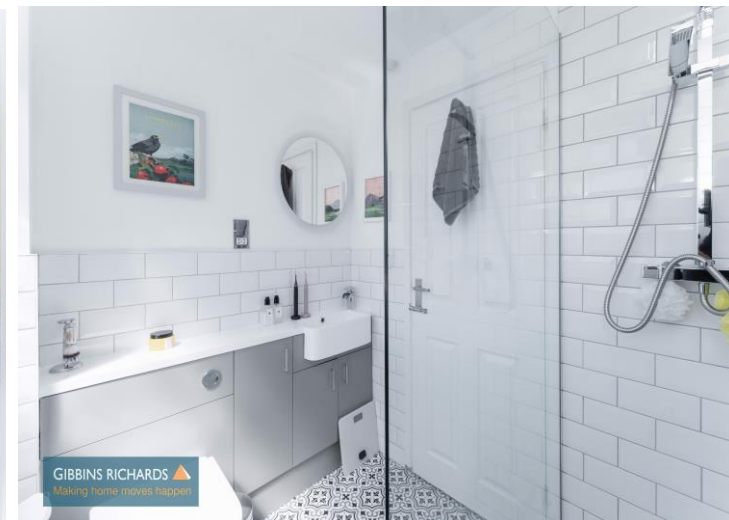
Entrance Hall Study/Office	11' 4" x 9' 9" (3.45m x 2.97m)
Sitting Room	22' 6" x 10' 8" (6.85m x 3.25m) Log burner.
Dining Room	9' 6" x 9' 4" (2.89m x 2.84m)
Conservatory	17' 9" x 8' 4" (5.41m x 2.54m)
Kitchen	12' 2" x 11' 4" (3.71m x 3.45m)
First Floor Landing	
Bedroom 1	13' 0" x 12' 10" (3.96m x 3.91m) Built-in wardrobes.
Bedroom 2	11' 6" x 8' 1" (3.50m x 2.46m)
Bedroom 3	11' 7" x 8' 5" (3.53m x 2.56m)
Shower Room	5' 6" x 5' 4" (1.68m x 1.62m)
Outside	To the front of the property is a very secluded and mature front garden with trees and shrubs to its boundary with a lawned central area. To the rear, again, a beautifully private and remarkably sunny area of lawn with a decked area to the immediate rear of the conservatory and hedge borders separating from neighbouring fields. The property is generally south westerly facing and benefits from a tremendous amount of natural sunlight.



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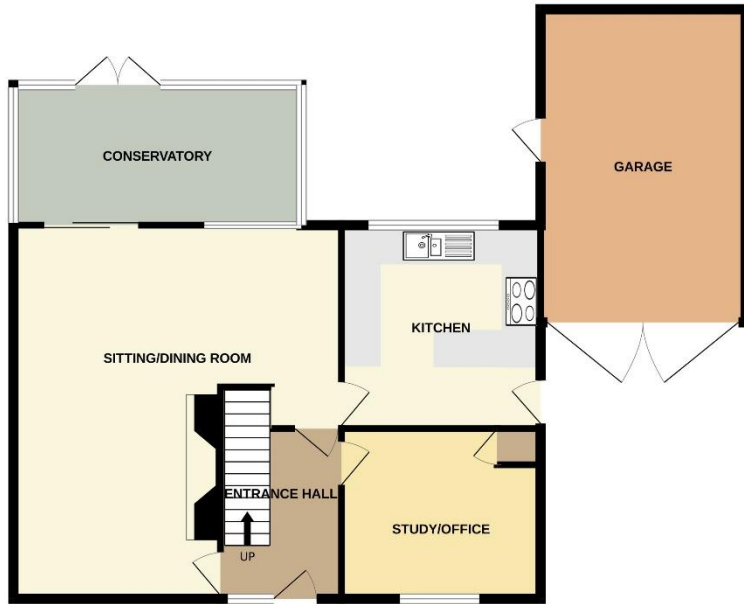


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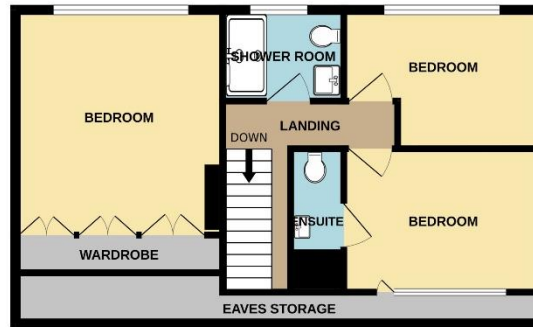


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GROUND FLOOR



1ST FLOOR



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.
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