



GIBBINS RICHARDS
Making home moves happen

48 Newlands Road, Ruishton, Taunton TA3 5JZ
£525,000

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This spacious four-bedroom detached home with a one bedroomed annexe, is situated in a quiet cul-de-sac in the sought-after village of Ruishton, on the southeastern outskirts of Taunton. Offering versatile living accommodation, the property includes an entrance hallway, cloakroom, sitting room, dining room, kitchen, utility room, and rear porch. Upstairs, there are four well-proportioned bedrooms and a four-piece family bathroom. A particular highlight is the self-contained annexe, arranged over two floors and featuring an open-plan sitting/dining area with kitchenette, along with a first-floor bedroom and en-suite shower room. Externally the property benefits from a generous rear garden, ample driveway parking, and a single garage.

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

Annexe: Energy rating: E / Council Tax Band: A

Positioned in a peaceful residential setting, this home is ideal for families or those seeking multi-generational living. The one-bedroom annexe can be accessed via the main house or independently through its own front entrance—making it perfect for a relative, guest accommodation, or potential Airbnb income. The property is double-glazed throughout and benefits from gas central heating via a combination boiler. Ruishton is a popular village and contains a public house, village hall and primary school. The M5 motorway at junction 25 is easily accessible together with the Hankridge Farm Retail Park, whilst a nearby park and ride service operates into the town centre itself.

DETACHED HOME
FOUR BEDROOMS
ONE BEDROOMED ANNEXE
TWO RECEPTION ROOMS
DOWNSTAIRS CLOAKROOM
AMPLE DRIVEWAY PARKING
SINGLE GARAGE
GENEROUS PRIVATE REAR GARDEN
SOUGHT-AFTER VILLAGE LOCATION
GAS CENTRAL HEATING





Entrance Hallway	
Cloakroom	
Sitting Room	19' 5" x 11' 7" (5.91m x 3.53m)
Dining Room	13' 0" x 11' 6" (3.96m x 3.50m)
Kitchen	13' 0" x 9' 7" (3.96m x 2.92m)
Utility Room	7' 4" x 6' 4" (2.23m x 1.93m)
Rear Porch	10' 7" x 5' 3" (3.22m x 1.60m)
First Floor Landing	Airing cupboard containing the combination gas fired boiler.
Bedroom 1	13' 0" x 11' 6" (3.96m x 3.50m)
Bedroom 2	12' 8" x 11' 8" (3.86m x 3.55m)
Bedroom 3	10' 2" x 9' 8" (3.10m x 2.94m)
Bedroom 4	7' 5" x 6' 4" (2.26m x 1.93m) Plus cupboard.
Bathroom	8' 9" x 6' 1" (2.66m x 1.85m) Four piece bathroom suite.
<u>Annexe</u>	
Sitting Area with Kitchenette	13' 8" x 12' 0" (4.16m x 3.65m)
First Floor Annexe Bedroom	10' 8" x 9' 0" (3.25m x 2.74m) Plus wardrobe.
En-suite	6' 9" x 2' 6" (2.06m x 0.76m)
Outside	Ample off road parking for up to 10 cars. Garage 19' 9" x 11' 7" (6.02m x 3.53m). Large rear garden siding onto farmland.





Annexe



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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.



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