



**Hazelwood**  
Ruishton, TA3 5JW  
£415,000 Freehold

  
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**Wilkie May  
& Tuckwood**

Floor Plan





# Description:

Situated in the popular village of Ruishton is this spacious and well presented, four bedroom family home with a good size conservatory extension, and a South facing rear garden.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

To the front of the property is a single garage with power and lighting plus off-road parking for three vehicles.

- Four Bedrooms
- Detached House
- Popular Village Location
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- New Conservatory Extension (2023)
- Single Garage & Off-Road Parking
- South Facing Rear Garden



The accommodation comprises in brief; front door leading into a useful entrance porch, ideal for coats, boots etc. Entrance hallway with stairs rising to the first floor and doors providing access into the kitchen, living room and cloakroom. The ground floor cloakroom comprises low level wc and wash hand basin. The living room is a good size with uPVC double glazed window with aspect to the front and uPVC double glazed patio doors leading into the garden. Off the living room there is a good size, uPVC conservatory on the side of the house which offers access into the rear garden. The kitchen is fitted with a selection of matching wall and base storage units with roll edge work surfaces, 1 & ½ bowl sink with hot and cold mixer tap, space and plumbing for a dishwasher, space for a fridge/freezer and an electric cooker with extractor fan above.

Off the kitchen there is a utility room with space and plumbing for a washing machine and space for a tumble drier. On the first floor there are four good size bedrooms, two of which have built in wardrobes. The family bathroom comprises, low level wc, wash hand basin, panelled bath and separate shower cubicle. Externally, the South facing rear garden is mostly walled and is laid to low maintenance patio and lawn. There is an outside tap, outside light, double power socket and side access. To the front of the property there is a single garage with power, lighting, water supply and an up-and-over door. In front of the garage there is a block paved driveway providing off-road parking for up to three vehicles.

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## GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

**Property Location:** w3w.co/graced.homecare.restored

**Council Tax Band:** E

**Broadband Availability:** Superfast with up to 80 Mbps download speed and 20 Mbps upload speed.

**Mobile Phone Coverage:** Indoor—voice likely with O2, limited data likely with O2, EE & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

**Flood Risk:** Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared September 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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