



8 Lawn Meadow
Ruishton, TA3 5JQ
£295,000 Freehold


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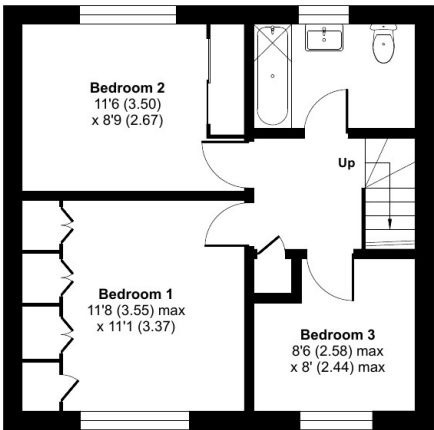
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**Wilkie May
& Tuckwood**

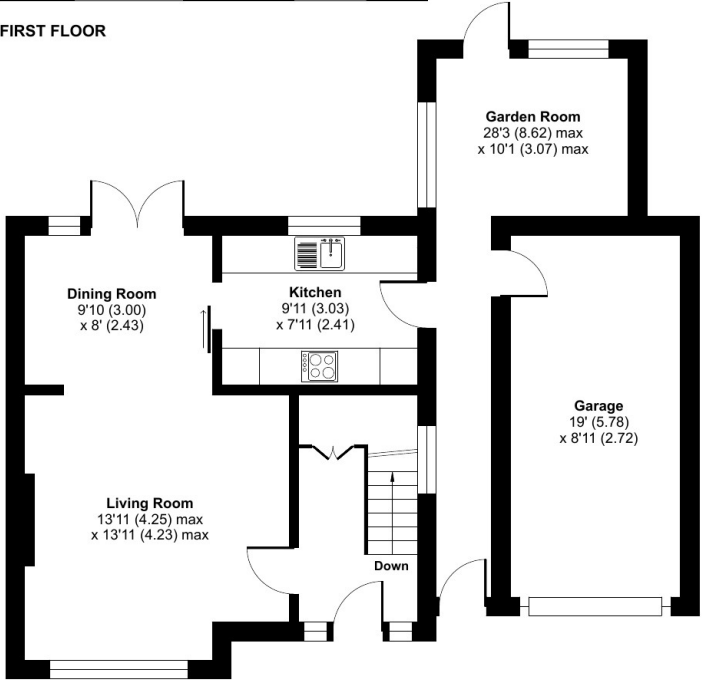
Floor Plan

Lawn Meadow, Ruishton, Taunton, TA3

Approximate Area = 856 sq ft / 79.5 sq m
Garage = 336 sq ft / 31.2 sq m
Total = 1192 sq ft / 110.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1381774

Description

Situated in the sought after village of Ruishton, to the East of Taunton is this well presented three bedroom 1960s style semi-detached family home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, has been further enhanced by the refitting of the kitchen and has the additional benefit of a single garage with utility space behind.

- Semi-Detached House
- Three Bedrooms
- Single Garage
- Popular Village Location
- uPVC Double Glazing
- Gas Fired Central Heating
- Off-Road Parking



In brief, the accommodation comprises; front door leading into entrance hall with staircase rising to first floor. A doorway leads through to a light and airy dual aspect living/dining room with access to the garden. From the dining area, a doorway runs through to a refitted modern kitchen comprising a range of matching wall and base units, work surfaces and tiled splashbacks with integrated stainless steel oven, gas hob, space for slimline dishwasher and door to the side. A doorway leads through to an undercover side walkway, which in turn gives access to a single garage and garden room/utility.

From the hallway, a staircase leads to a first floor landing with doors to all bedrooms and a family bathroom. The bathroom comprises of wc, wash hand basin set in vanity unit, bath with tiled surround and electric shower over with a glass screen. Externally, the property is set in well tended front and rear gardens. The front is laid to lawn with a pathway to the front door. An area of tarmac driveway gives off-road parking for two family vehicles and leads to the single garage with an up-and-over door. The rear garden is fully enclosed on all sides by timber fencing and is laid predominantly to lawn with trees and shrub borders as well as an area of patio adjoining the rear of the house.

WM&T



GENERAL REMARKS AND STIPULATIONS:

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

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

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

Property Location: [w3w.co/warnings.onlookers.stay](https://www.w3w.co/warnings.onlookers.stay)

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps upload and download speed.

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

Mobile Phone Coverage: Check www.ofcom.org.uk/mobile-coverage-checker

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 November 2022. 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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