

for sale

offers in excess of **£375,000**



Virginia Orchard Ruishton Taunton TA3 5LP

Significantly EXTENDED to the ground floor and displaying a range of deceptively SPACIOUS ACCOMMODATION with a light contemporary feel this IMPRESSIVE DETACHED FAMILY home enjoys an enviable CUL-DE-SAC position in this favoured village and is available with NO ONWARD CHAIN. VIEW NOW!!



Virginia Orchard Ruishton Taunton TA3 5LP

Front Door

Leading to...

Entrance Hall

Radiator. Understairs storage cupboard.

Cloakroom

Suite comprising low level WC, wash hand, heated towel rail and extractor fan.

Lounge

19' 3" into bay x 11' 8" (5.87m into bay x 3.56m)
Double glazed bay window to front. Feature fire place. Radiator.

Kitchen

18' 2" x 13' max (5.54m x 3.96m max)

Double glazed window to rear with double glazed sliding patio doors opening to outside. Equipped with a comprehensive range of modern style wall and base mounted units with roll top work surfaces including a one and half bowl sink and drainer with mixer tap. Integrated electric oven and grill with separate gas hob and cooker hood over. Vertical style radiator and inset lighting. Integrated wine rack. Part tiling.

Dining/ Family Room

20' 9" x 7' 8" plus recess (6.32m x 2.34m plus recess)

Double glazed window to side with double doors opening to outside. Radiator.



First Floor Landing

Attic hatch, Circular style sky light. Recessed cupboard with slated shelves.

Main Bedroom

13' 4" x 10' 3" (4.06m x 3.12m)

Double glazed window to front. Radiator.

Bedroom 2

12' 3" max x 9' 8" (3.73m max x 2.95m)

Double glazed window to rear. Radiator.

Bedroom 3

8' 8" x 7' 2" plus door recess (2.64m x 2.18m plus door recess)

Double glazed window to rear. Radiator.

Bedroom 4

8' x 7' 7" (2.44m x 2.31m)

Double glazed window to front. Radiator.

Shower Room

Suite comprising low level WC, wash hand basin with mixer tap vanity surface and drawers, twin shower cubicle with integral shower and obscure double glazed window to side. Part tiling. Heated towel rail, shaver point and inset lights.

Rear Garden

A generous enclosed garden laid to patio, lawn, decked area and further areas which are well stocked with plants, shrubs and bushes. Side pedestrian access, and personal access into the garage.

Garage

Up and over door. Wall mounted boiler.

Parking

Driveway to the front of the garage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

directions to this property:

From Taunton at the M5 junction proceed east in the direction of Ilminster turning left soon after onto Ruishton Lane and right at the adjoining junction then left into Virginia Orchard where the property will be located.

To view this property please contact Connells on

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN310952 - 0013

Tenure: Freehold

EPC Rating: D

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