

for sale

£247,500



## Virginia Orchard Ruishton Taunton TA3 5LP

Commanding an impeccable END OF CUL-DE-SAC POSITION with wonderful open front and rear aspects. Standing proudly within an idyllic residential area, in the favoured village of Ruishton and providing ease of access to the M5 MOTORWAY and the county town centre itself. Available with NO ONWARD CHAIN.



# Virginia Orchard Ruishton Taunton TA3 5LP

## Front Door

Leading to...

## Entrance Porch

Double glazed door through to the...

## Lounge / Dining Room

20' max x 11' 8" max ( 6.10m max x 3.56m max )

Double glazed window to front. Radiators. Wood flooring. Obscure glazed door leading through to the...

## Kitchen

11' 9" x 7' 6" ( 3.58m x 2.29m )

Equipped with a range of wall and base-mounted units with

rolltop work surfaces, including a sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine, Gas and electric cooker points with cookerhood over. Recess and plumbing provided for a slimline dishwasher. Partial tiling. Double glazed window and door to rear opening to outside. New Valiant boiler.

## First Floor Landing

Attic Hatch with pull down ladder.

## Bedroom One

12' 1" into wardrobes x 11' 5" max ( 3.68m into wardrobes x 3.48m max )

Double glazed window to rear. Radiator. Over stairs built-in airing cupboard. Measurements include a range of fitted wardrobes. fitted wardrobes with dressing table with original stool.



Laminate flooring.

### **Bedroom Two**

11' 8" x 9' 6" ( 3.56m x 2.90m )

Double glazed window to front. Free-standing beech double wardrobe. carpeted floor.

### **Bathroom**

Suite comprising low level WC, pedestal wash hand basin, bath with shower panel and a wall-mounted electric shower over. Tiled walls. Under bath storage. Heated towel rail. wall-mounted electric heater. Extractor fan.

### **Rear Garden**

A generous and well enclosed private garden with patio area, storage shed and gated side access.

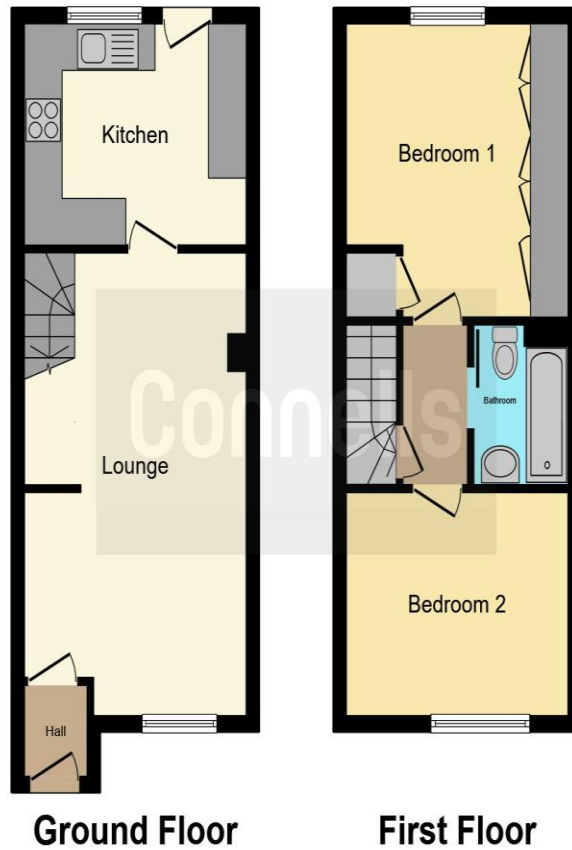
### **Parking**

A hardstanding driveway to the side of the property, with space for two cars.

### **Agents Note**

New 'Valiant' boiler and new smart meter fitted in 2024





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: TTN311924 - 0009

**Tenure:** Freehold

**EPC Rating:** C

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