

for sale

offers in the region of **£325,000**



Newlands Road Ruishton Taunton TA3 5JZ

Standing proudly in a **HIGHLY DESIRABLE** residential area, benefiting from well-appointed accommodation throughout and also available with the advantage of **NO ONWARD CHAIN**. Enjoying wondrous gardens with a high degree of privacy, and with the added benefit of a **GARAGE AND DRIVEWAY** alongside.



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Front Door

Leading to...

Entrance Hall

Radiator. Storage Cupboard

Lounge

15' 7" max x 11' 5" max (4.75m max x 3.48m max)
Radiator. Double glazed windows and doors to rear, opening to the....

Conservatory

10' 2" x 8' (3.10m x 2.44m)
A superb addition to the property, this pitched-roof double glazed

construction has ambient views and access onto the garden.

Kitchen

13' 1" x 8' 2" (3.99m x 2.49m)
Double glazed window to rear. Double glazed door to side, opening to outside. Radiator. The kitchen itself is equipped with a range of wall and base-mounted units with various work surfaces, including a sink and drainer with mixer tap. Recesses include plumbing for an automatic washing machine and gas and electric cooker points with cooker hood over. Inset lighting.

Main Bedroom

12' 3" x 11' plus wardrobes (3.73m x 3.35m plus wardrobes)
Double glazed window to front. Radiator. Recessed built-in wardrobes.



Bedroom Two

12' 3" x 10' 4" (3.73m x 3.15m)

Double glazed window to front. Radiator.

Bathroom

Double glazed window to side. Heated towel rail. Suite comprising; low-level WC, bath with shower attachment over, wash hand basin with vanity cupboard. Partial tiling. Inset lighting.

Rear Garden

This attractive, enclosed and sunny garden is blessed with a myriad of well-maintained shrubs, flowers and bushes. In addition, there are areas laid to patio and lawn, an inviting vegetable plot with greenhouse alongside. The garden is also enhanced by gated side pedestrian access,

Front Garden

Adding much curb appeal to the property, there is an attractive area laid to stone chippings with patio border and circular feature patio. There is also an attractive collection of flowers, shrubs, and well-maintained bushes.

Garage

15' 7" x 9' 2" (4.75m x 2.79m)

Located alongside the property with up-and-over door, power and light.

Parking

Driveway providing parking for up to two cars.





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

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Property Ref: TTN312112 - 0009

Tenure: Freehold

EPC Rating: C

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