

for sale

£325,000



Fermain Bushy Cross Lane Ruishton Taunton TA3 5JT

NO ONWARD CHAIN! A truly unique, architecturally designed DETACHED family home in the popular village of RUISHTON. Featuring THREE BEDROOMS, mature gardens, TWO RECEPTION ROOMS and Garage. Scope for modernisation. View now!



Fermain Bushy Cross Lane Ruishton Taunton TA3 5JT

Front Door

Leading into...

Entrance Porch

Internal door through to the...

Entrance Hall

Wall-mounted radiator and stairs rising to the first floor with an under-stairs storage cupboard. Doors to the Lounge and Kitchen.

Lounge

16' 3" x 12' 4" (4.95m x 3.76m)

A generous reception room featuring a fireplace, television point

and sliding doors to the front garden. Double doors through to the...

Dining Room

11' 2" x 10' 8" (3.40m x 3.25m)

Window to side aspect. Doors to the Kitchen and Sun Room/Storage area.

Kitchen

11' 2" x 8' 2" (3.40m x 2.49m)

The Kitchen features a range of fitted wall and base units with work surfaces incorporating a sink with drainer and gas hob. Built-in electric double oven. Recess and plumbing for an automatic washing machine. Additional features include a larder cupboard, wall-mounted gas boiler and window to side aspect. Door to the side leading to the rear garden.



Sun Room

11' 1" x 6' 3" (3.38m x 1.91m)

A timber frame addition to the rear of the property which also connects to a downstairs shower and large storage cupboard. Dual aspect windows to the rear and side. Door to the rear garden.

First Floor Landing

Built-in airing cupboard. Doors to all bedrooms and the Bathroom.

Bedroom 1

14' 4" x 10' 10" (4.37m x 3.30m)

Wall-mounted radiator and dual aspect windows to the front and side.

Bedroom 2

12' 3" x 10' 9" (3.73m x 3.28m)

Wall-mounted radiator and dual aspect windows to the rear and side.

Bedroom 3

10' 2" x 8' 10" (3.10m x 2.69m)

Built-in wardrobe, wall-mounted radiator and window to front aspect.

Bathroom

Suite comprising bath with mixer taps, low level WC and pedestal wash hand basin. Loft hatch. Wall-mounted radiator and window to rear aspect.

Front Garden

To the front of the property is a large and particularly private lawn bordered by mature bushes and trees.

Rear Garden

To the rear and sides of the property are further mature garden areas including patio paving and a vegetable patch. The garden is further enhanced by a greenhouse, shed, small tool store, external tap and outside WC.

Garage

A single garage with power, lighting and up and over door to front.

Driveway

A generous driveway to the front of the garage for multiple cars.

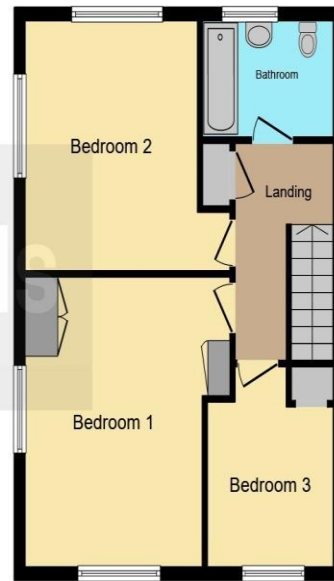
Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.





Ground Floor



First Floor

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

directions to this property:

At Junction 25 of the M5 motorway head east on the A358 signposted for Henlade. Turn left at the traffic lights by Premier Inn onto Ruishton Lane. At the end of the road turn right onto Bushy Cross Lane where the property will be located shortly afterwards on the right hand side.

To view this property please contact Connells on

T 01823 334 433
E taunton@connells.co.uk

53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN310998 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/TTN310998



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk