

for sale

offers in excess of **£280,000**



## Boons Orchard Ruishton Taunton TA3 5JH

Spacious DETACHED BUNGALOW on a well proportioned plot in need of modernisation. Available with NO ONWARD CHAIN, it comes with off road parking, a garage and a large west facing rear garden.



# Boons Orchard Ruishton Taunton TA3 5JH

## Ground Floor

### Entrance Porch

Sliding door into Porch, leading to...

### Entrance Hall

With loft access, storage cupboard and radiator.

### Lounge

16' 10" x 11' 10" ( 5.13m x 3.61m )

Window to the front and side aspects, electric fire and two radiators.

### Kitchen

10' 11" x 9' extending to 8' 5" ( 3.33m x 2.74m extending to 2.57m )

Window to the rear aspect and door to the side, into the garden. Fitted wall and base units with work surface over, sink/drainers and spaces for washing machine and cooker (both appliances will stay). There is a pantry and further storage. The 'Baxi' boiler can be found in the kitchen.

### Bedroom One

11' 10" x 13' 1" ( 3.61m x 3.99m )

Window to the rear and radiator.

### Bedroom Two

9' 9" x 10' 4" ( 2.97m x 3.15m )

Window to the front aspect and radiator.



### **Bedroom Three**

9' 9" x 7' 10" ( 2.97m x 2.39m )

Window to the side and radiator.

### **Bathroom**

Bath with electric shower over, wash basin, WC, radiator, wall mounted heater and window to the rear.

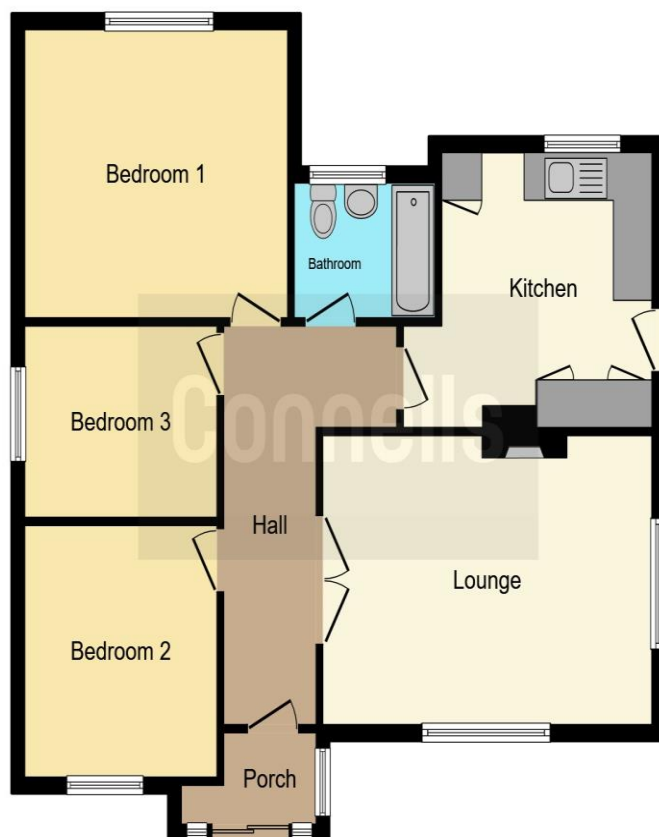
### **Front Garden**

Area of lawn to the front with path and ramp to the front door. Driveway with off road parking, leading to garage which has power and light and measures 19' x 8' 11"

### **Rear Garden**

Small patio area and large area of lawn. The summerhouse and shed will stay and there is a side gate back to the front of the property. This is a large and mostly west facing rear garden, which holds a good degree of privacy.





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)

To view this property please contact Connells on

**T 01823 334 433**  
**E [taunton@connells.co.uk](mailto:taunton@connells.co.uk)**

53 High Street  
 TAUNTON TA1 3PR

Property Ref: TTN312669 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**view this property online [connells.co.uk/Property/TTN312669](http://connells.co.uk/Property/TTN312669)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)