



9 Virginia Orchard



Taunton town centre 3.7 miles

Impressively extended modern house with accommodation arranged over three floors offering spacious accommodation with off road parking and gardens to front and rear

- Modern three story house
- 4/5 bedrooms
- Master bedroom with ensuite
- Sitting/dining room
- Kitchen/breakfast room
- Ground floor bedroom/study
- Popular village location
- Parking and enclosed rear garden
- Council Tax band C
- Freehold

Guide Price £299,950

### DESCRIPTION

9 Virginia Orchard is an impressive 4/5 bedroom, 2 bathroom mid terrace property situated in a cul-de-sac within the village of Ruishton. The current owners have converted the garage into a bedroom, have extended the kitchen into a kitchen/diner and converted the attic into a bedroom with dressing area. The property is believed to have been built in the 1990's and is the latest development in Ruishton. There is driveway parking for approximately three cars and a small garden at the rear with astro turf, patio and shed.

### SITUATION

Ruishton is a highly popular village which is situated on the Eastern side of Taunton. There are a range of local amenities which can be found in the nearby village of Creech St Michael and the house has very easy access to Taunton which provides an extensive range of facilities. The M5 motorway and the park and ride at junction 25 are a short distance away and Taunton also offers a mainline railway station with direct links to London Paddington. The surrounding area has beautiful countryside with miles of footpaths and there is easy access to the Taunton and Bridgwater Canal.

### ACCOMMODATION

A covered porch from the parking area leads to the front door and the entrance hallway with turning staircase to first floor, door to sitting room with front aspect window, exposed wooden floor, door to understairs storage cupboard. The kitchen is fitted with a range of matching wall and base units and has been extended to provide a kitchen/diner. There is a door to

bedroom 5/studio/office which was once the garage with window to rear.

On the first floor, the master bedroom has a front aspect window and includes an ensuite shower room with hand basin and wc. There are two further bedrooms and a family bathroom with fitted suite comprising bath, hand basin and wc.

To the second floor there is an attic bedroom with double aspect Velux windows and door to dressing room with Velux window.

### OUTSIDE

To the front of the property there is a brick paved and tarmac driveway providing parking for at least three vehicles and a covered area leading to the entrance hall and bedroom 5/office. The rear garden has been laid to astro turf for ease of maintenance and is enclosed by wooden fencing panels which gives it a good degree of privacy

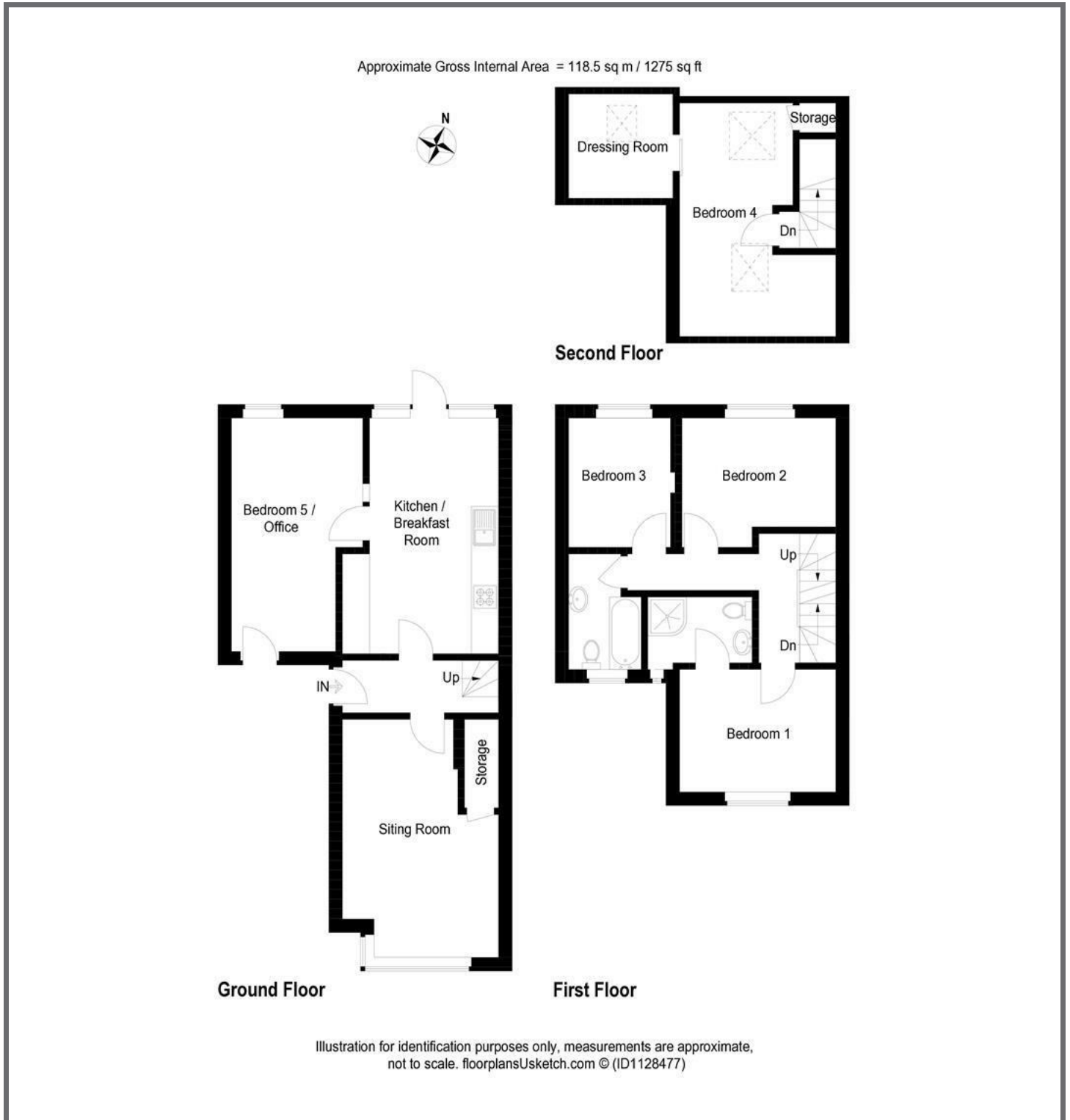
### SERVICES

Mains drainage, gas, electricity and water. Gas central heating.

### DIRECTIONS

From Taunton proceed out of town towards the M5 Motorway. Proceed around the motorway roundabout taking you exit signposted for the A358 towards Ilminster. Continue up the road ignoring the first turning towards Ruishton and proceed past Woodlands castle and proceed along this road taking the first turning left into Bushy Cross Lane. Continue along this road and Virginia Orchard can be found on the right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	

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