

FOR SALE

Guide Price £300,000

Barton Lane, Ruishton



A detached bungalow in a much sought-after village location, in a cul-de-sac position available with no onward chain, offering 2 bedrooms and a loft room, sitting room, dining room, kitchen, conservatory, shower room, double glazing, gas central heating, fully enclosed garden with countryside views and a garage with driveway providing ample parking.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

Ground Floor

Accommodation

Double glazed front door opening to:-

Entrance Porch

With double glazed windows to both side aspects, ceiling light and the front door to the:-

Entrance Hall

With a quarry tiled floor, radiator, stairs to the loft room, ceiling light, doors to:-

Sitting Room

c.12'11 x 10'11 (3.93m x 3.32m)

With a double glazed window to the front aspect, gas real flame fire with decorative surround, television point, ceiling light.

Dining Room

c.9'8 x 9' (2.94m x 2.74m)

With a laminate floor, radiator, ceiling light, open archway through to:-

Conservatory

c.10'2 x 9' (3.09m x 2.74m)

With double glazed windows to the side and rear aspects, double glazed door to the rear garden, feature tiled floor, 2 wall lights.

Kitchen

c.9'10 x 9'10 (2.99m x 2.99m)

With 2 double glazed windows to the rear aspect and a double glazed door to the side aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, space and point for an electric cooker with extractor cooker hood over, space and plumbing for a washing machine, tiling to splash prone areas, heated towel rail, 3 spotlights.

Bedroom 1

c.12'2 x 11' (3.70m x 3.35m)

With a double glazed window to the front aspect, built-in wardrobe, radiator, ceiling light.

Bedroom 2

c.12'11 x 10'3 > 8'2 (3.93m x 3.12m > 2.48m)

With a double glazed window to the side aspect, radiator, airing cupboard housing a hot water cylinder and shelving, ceiling light.



Shower Room

With a double glazed window to the rear aspect, a suite comprising of a double shower cubicle, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, shaver socket, heated towel rail, ceiling light.

Loft Room

c.13'2 x 12'9 > 8'5 (4.01m x 3.88m > 8.5m)

With a double glazed window to the front elevation, under eaves storage cupboards, radiator, 2 wall lights



OUTSIDE

To the front of the property there is a garden with a lawn, gravel pathway to the front door, flowerbeds housing a variety of mature shrubs, to the side there is a driveway providing ample parking and giving access to a single garage, with up and over door power and lighting, the rear garden is fully enclosed and offers a generously proportioned lawn, with an ornamental garden fishpond, there is a large variety of mature trees, shrubs and flowers with a lovely countryside outlook.

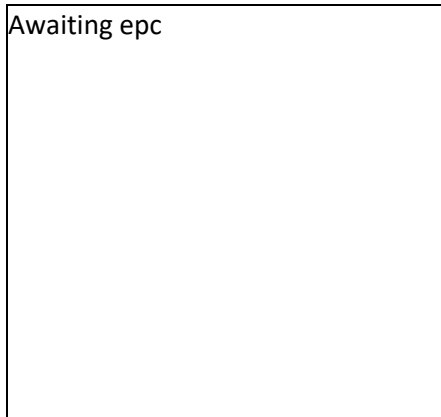
Council Tax band :- D

Primary School Catchment :- Ruishton C of E

Secondary School Catchment :- Heathfield School



Awaiting epc



Awaiting floorplan

Directions

From Taunton head out towards the M5 junction 25, go under the motorway signed for Yeovil & Ilminster, turn left signed for Ruishton, upon entering the village turn left into Barton Lane and the bungalow will be found on your left.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

