



23 Virginia Orchard Ruishton, Taunton TA3 5LP

£399,995





Situated in a quiet cul-de-sac within this popular village location is this well presented 4 bedroomed detached house with enclosed garden to rear, garage and driveway parking. No onward chain.



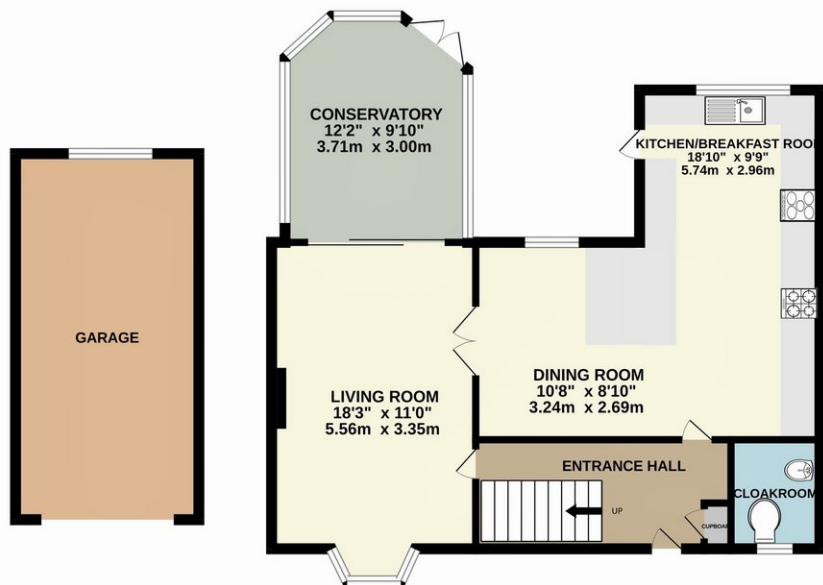


Features

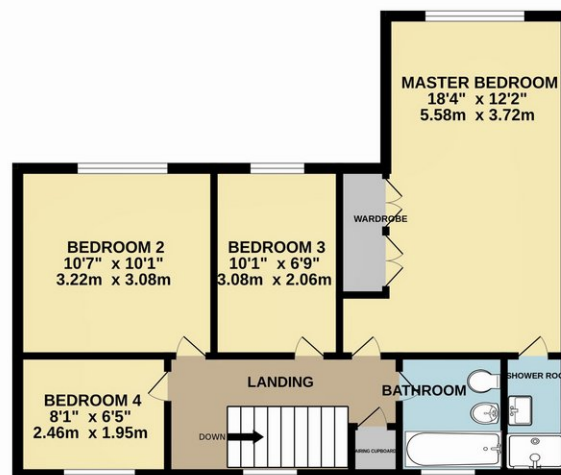
- Entrance Hall
- Living Room
- Conservatory with French doors to garden
- Kitchen / Breakfast Room / Dining area with integrated appliances including Quooker boiling tap, cooker, dishwasher, washing machine, double American fridge/freezer and door to garden
- Cloakroom
- Master Bedroom with fitted wardrobe and Ensuite Shower Room
- 3 further Bedrooms
- Family Bathroom
- Enclosed garden to rear
- Garage and driveway parking
- Gas central heating
- Double glazing
- Council tax band E
- What3words:
[///gathers.decy.epidemics](https://www.what3words.com/?q=///gathers.decy.epidemics)



GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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