



Newlands Road - 4 bed, off road parking and garage.

Newlands Road is located in the charming village of Ruishton, a sought-after community on the east side of Taunton. Ruishton boasts its own pub, village hall, and primary school, making it an ideal location for families and those seeking a tranquil yet connected lifestyle. The property on Newlands Road is an end-of-terrace house featuring a tandem driveway with potential for additional parking. Upon entering through the porch, you'll find an open-plan lounge that seamlessly flows into the dining area, creating a welcoming and spacious atmosphere. To the left of the dining space is the kitchen, while stairs to the first floor are positioned to the right. Upstairs, the property offers four bedrooms, three of which are generously sized doubles as well as a family bathroom. The rear garden is a substantial, well-maintained lawn adorned with flowers and small trees, offering a peaceful outdoor retreat. The garden also benefits from rear access, providing convenience and flexibility.

Key Features

- End of terrace family house
- 4 bedrooms
- 2 reception rooms
- Kitchen. Cloakroom/WC
- Needing some modernisation
- Double glazing and gas heating
- Lovely gardens
- Garage and driveway
- Ideal location close to local Primary School
- No chain

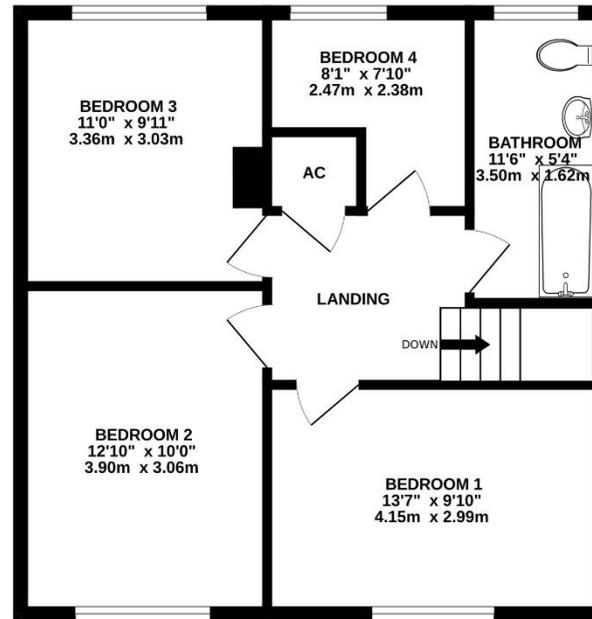
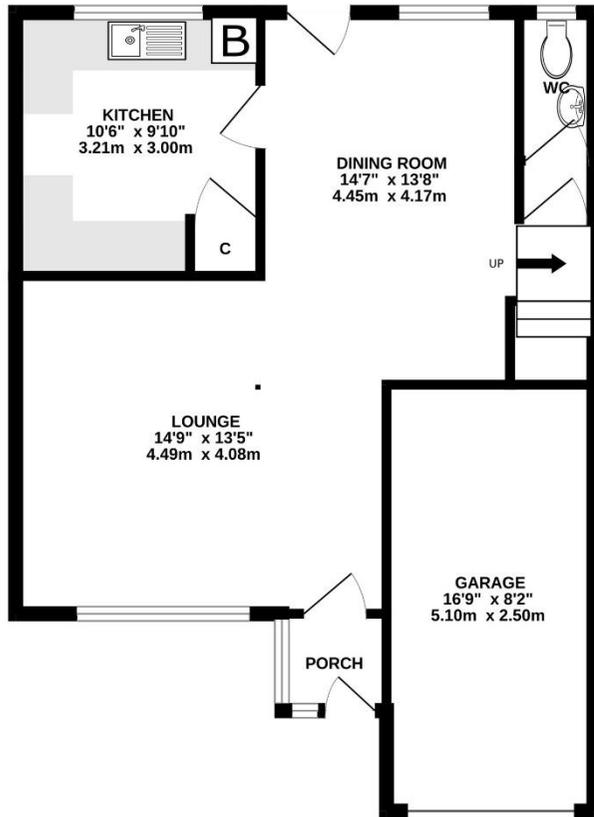




GROUND FLOOR

1ST FLOOR

Newlands Road, Taunton, TA3 5JZ



Tenure: Freehold

Tax band: C

Property Location:

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Services: The property is connected to mains water, sewage, gas and electricity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Council Tax / Domestic Rates	C
Asking price	£290,000
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Property type	House
Property construction	Brick with a tiled roof
Number and types of room	4 bedrooms
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Gas heating
Broadband	https://checker.ofcom.org.uk/ Ultrafast
Mobile signal/coverage	https://checker.ofcom.org.uk/ EE, O2, Vodafone
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/

Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023

Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	C
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form

