



Hazelwood



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Ruishton, Taunton, TA3 5JW

Taunton Town Centre 3.5 miles

A spacious and well-maintained four-bedroom detached home ideally situated in the popular village of Ruishton

- Detached family house
- Double aspect lounge
- Four double bedrooms
- Integral garage and driveway parking
- Council Tax band E
- Fitted kitchen and separate utility
- Conservatory/dining/garden room
- Family bathroom with shower
- Gardens to front and rear
- Freehold

Offers In Excess Of £400,000

SITUATION

Ruishton is a highly popular village which is situated in 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.

DESCRIPTION

This spacious and well-maintained four-bedroom detached home is ideally situated in the popular village of Ruishton. With generous living accommodation, modern enhancements including a recently built conservatory/garden room (2023), and a south-facing garden, this is a perfect family home.



ACCOMMODATION

A practical entrance porch, which is ideal for coats and boots leads to a central hallway. The dual aspect living room is bright and airy, with a large front-facing window and patio doors opening onto the rear garden. The conservatory/garden room is a spacious addition to the side of the home, provides a second reception space and is currently being used as a dining room with direct garden access. The kitchen is fitted with matching wall and base units, roll-edge worktops, breakfast bar, 1.5 bowl sink with mixer tap, and spaces for appliances including dishwasher, fridge/freezer, an electric cooker with extractor hood over and a window looking over the rear garden. A separate utility room has plumbing for a washing machine and tumble dryer and space for freezer etc if required - a door leads from here to the side of the house. There is also a downstairs WC with wash basin.

To the first floor the property offers four generous bedrooms, two with built-in wardrobes. The family bathroom is well-appointed with a panelled bath, separate shower cubicle, WC, and wash basin.

OUTSIDE

The south-facing rear garden is enclosed and private and has been thoughtfully designed for low maintenance, featuring a combination of patio and lawn areas. There is also an outside tap, lighting, a double power socket, and side access.

To the front of the property there is a block-paved driveway with space for up to three vehicles leading to a single garage with power, lighting, and a water supply which also houses the central heating boiler. The front garden is hedged and laid mainly to lawn.

SERVICES

Mains drainage, gas, electricity, water. Gas central heating. Superfast broadband available (Ofcom), Mobile signal good outdoors (Ofcom). Please note the agents have not inspected or tested the services.

DIRECTIONS

On entering Ruishton from Junction 25 of the M5 proceed past the pub on the left hand side and the property can be found after a short distance on the right hand side identifiable by a Stags For Sale board.



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.



Approximate Area = 1577 sq ft / 146.5 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 1725 sq ft / 160.2 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 5.56 x 2.99m (18'3" x 9'10")
- Bedroom 2: 3.99 x 3.85m (13'1" x 12'8")
- Bedroom 3: 3.67 x 3.56m (12' x 11'8")
- Bedroom 4: 2.83 x 2.45m (9'3" x 8')

Ground Floor

- Garage: 5.31 x 2.65m (17'5" x 8'8")
- Kitchen: 4.18 x 2.64m (13'9" x 8'8")
- Sitting Room: 6.77 x 3.98m (22'3" x 13'1")
- Garden Room: 7.01 x 3.05m (23' x 10')
- Utility
- Porch

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Stags. REF: 1331172

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	78
England & Wales		EU Directive 2002/91/EC	