



Overlands | Ruishton | Taunton | TA3 5JF

£329,950



WILSONS
ESTATE AGENTS

Nestled in the charming area of Overlands, Ruishton, Taunton, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in the 1960s, this property is constructed with a metal frame structure and spanning an inviting 732 square feet, the bungalow features two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat.

The bungalow features a well-proportioned reception room, ideal for both relaxation and entertaining guests. With two comfortable double bedrooms, this home is perfect for small families, couples, or those seeking a peaceful retreat. The bathroom is thoughtfully designed, catering to all your daily needs.

Set in a tranquil neighbourhood, this property benefits from its proximity to local amenities such as a local pub and primary school and transport links, making it an excellent choice for those who appreciate both serenity and accessibility. The surrounding area boasts beautiful green spaces, perfect for leisurely walks or outdoor activities.

This bungalow presents a wonderful opportunity for anyone looking to settle in a welcoming community while enjoying the benefits of single-storey living. With its classic charm and practical layout, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely bungalow your new home.

Hall

The hallway offers a welcoming entrance to the home, decorated in neutral tones and fitted with carpet. It provides access to all main rooms and features a fitted cupboard for additional storage. The décor is simple and understated, with a few decorative touches such as framed artwork and a console table, creating a warm and inviting first impression on entering the property.

Living Room/Dining

This bright and welcoming open-plan living room and dining area offers a comfortable and spacious environment for both relaxing and entertaining. Flooded with natural light from large sliding doors that open directly onto the garden, the space features light-coloured carpeting and neutral walls with subtle patterned wallpaper accents. Two sofas are arranged to create a cosy seating area, while a wooden dining table with chairs provides an inviting spot for meals. The room benefits from a warm atmosphere enhanced by tasteful soft furnishings and decorative touches, linking seamlessly to the garden patio beyond for indoor-outdoor flow.

Kitchen

The kitchen is a sleek and modern space, fitted with handleless white cabinets and dark countertops that run along both sides of the room, maximising storage and work surface. A large window overlooks the garden, filling the kitchen with natural light. Integrated appliances include a gas hob with a stainless steel hood and an electric oven, while additional space is provided for essential appliances like a washing machine, dishwasher, and a freestanding fridge freezer. The flooring complements the room with a dark wood effect finish, and the overall design is clean and practical, perfect for preparing meals with ease.

Utility Room

The utility room has a door to the rear garden as well as a door to the front aspect providing access to a useful covered storage area.





Bedroom 1

Bedroom 1 is a generously sized double room with a calming blue feature wall behind the upholstered bedhead, creating a restful atmosphere. Light beige carpeting adds softness underfoot, and a large window fills the room with natural light while offering views out to the front garden. The room includes ample storage with a large mirrored wardrobe, as well as additional furniture such as bedside tables and a chest of drawers, providing practical and attractive storage solutions. A ceiling fan adds comfort to the space, enhancing the room's inviting feel.

Bedroom 2

Bedroom 2 is a cosy and charming room that could function well as a guest bedroom or a home office. It features neutral carpeting and cream walls, decorated with soft furnishings and framed artwork to add a homely touch. The room benefits from a window that brings in natural light and overlooks the garden, enhancing the sense of space and tranquillity. There is sufficient space for bedroom furniture or a comfortable seating area, making this a versatile room to suit different needs.

Shower Room

The shower room offers a clean and practical space with light beige wall tiles accented by a dark horizontal stripe. It features a large walk-in shower with a glass screen, a white vanity unit with integrated sink and storage beneath, and a close-coupled toilet. Two frosted windows provide natural light while maintaining privacy, and the overall look is bright and fresh, combining functionality with simple elegance.

Rear Garden

The rear garden is a delightful outdoor space featuring a vast lawn bordered by mature shrubs and colourful flower beds. A paved patio area extends from the back of the house, ideal for outdoor dining and relaxing in the sunshine. The garden is enclosed by fencing and mature hedges, offering privacy and a peaceful retreat. A wooden summer house and a garden shed provide additional storage and versatility for hobbies or gardening equipment. The garden enjoys a sunny southerly aspect, making it a perfect extension of the living space in warmer months.

Front Exterior

The front exterior presents a charming and tidy appearance with a low brick wall bordering a well-maintained front garden. The garden features a neatly trimmed lawn and a variety of shrubs and flowering plants, contributing to the property's curb appeal. The single-storey home includes a driveway leading to an attached garage with a white door, and the house's façade is finished with cream-coloured walls and a tiled roof. Large windows and a central porch provide a welcoming entrance to the home.

Material Information

Part A

Council tax: D

Tenure: freehold

Estate/Management charge: N/A

Part B

Water: Mains

Heating: Gas

Sewerage: Mains

Electricity: Mains

Mobile coverage: Good outdoor coverage with EE, O2, Three & Vodafone - <https://checker.ofcom.org.uk/>

Broadband coverage: Superfast upto 57 Mbps - <https://checker.ofcom.org.uk/>

Parking: Garage & Driveway

Construction: Metal framework with brick and rendered exterior walls

Part C

Flood & erosion risk N/A <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

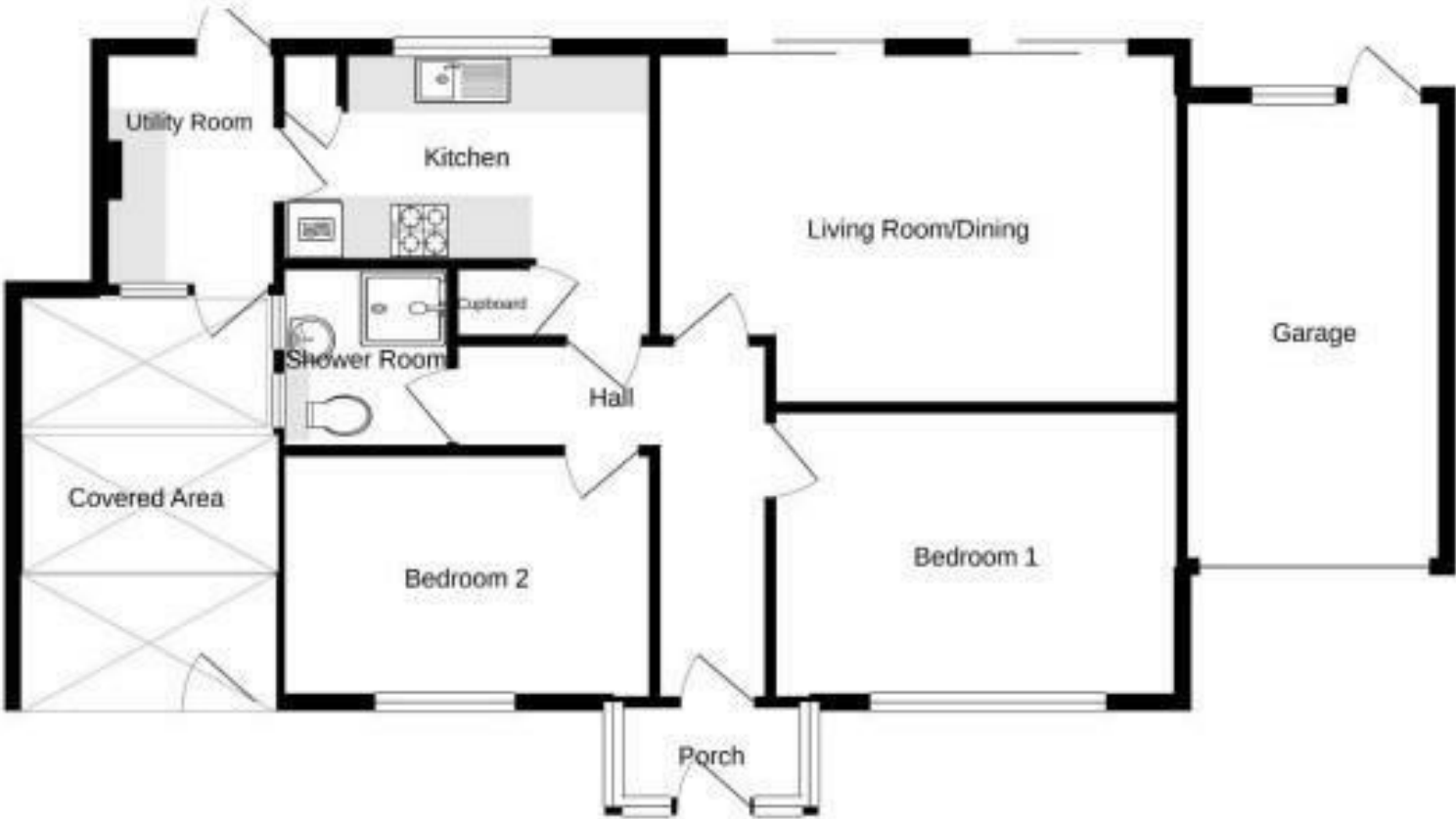


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



Council Tax Band D EPC Rating C

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