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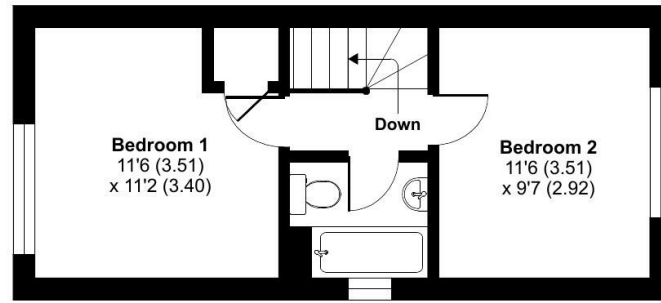
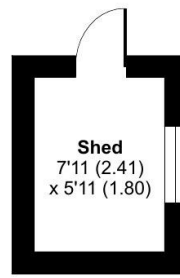
**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold  
**Services:** All mains services, mains electricity, mains gas, mains drainage, mains water.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY  
**Property Location:** <https://what3words.com/registry.typed.reserves>  
**Council Tax Band:** B  
**Broadband Availability:** Ultrafast up to 1000 Mbps download & 200 Mbps upload speed.  
**Mobile Phone Coverage:** <https://www.ofcom.gov.uk/mobile-coverage-checker>  
**Flood Risk:** Rivers & Sea - Very Low, Surface Water - Low.  
**Agents Note:** Details accurate as of 13th May 2026



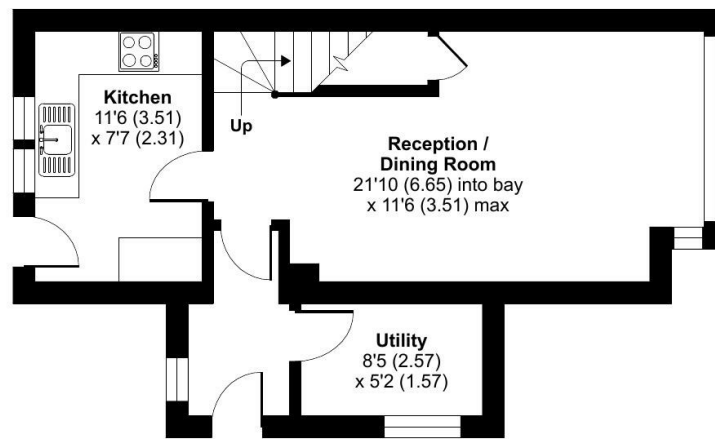
2 Virginia Orchard, TA3 5LP  
 £225,000 Freehold

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Wilkie May & Tuckwood



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1467932

## Description

- Two Bedroom Semi Detached Home
- Vacant Possession
- uPVC D/G & Gas C/H
- Driveway for Two Cars
- Cul De Sac Position

2 Virginia Orchard is a well presented two bedroom semi-detached home situated in a peaceful cul-de-sac position close to the centre of the highly sought-after village of Ruishton. Offered to the market with vacant possession, the property has recently been mainly re-carpeted and provides comfortable accommodation ideal for first-time buyers, downsizers or investors alike.



A particular feature of the property is the additional ground floor room, currently utilised as a utility room but offering excellent potential as a home office, study or hobby room. The accommodation briefly comprises an entrance hall with access to the utility/office space, leading through to a good size living/dining room featuring a bay window, understairs cupboard and stairs rising to the first floor.

To the rear of the property is a fitted kitchen comprising a range of wall and base units with work surfaces and tiled splashbacks. There is space for a cooker, undercounter fridge and freezer, together with plumbing and space for a washing machine. A double glazed door provides access to the rear garden.

To the first floor are two generous bedrooms and a family bathroom fitted with a WC, wash hand basin, bath with tiled surround and electric shower over.

Outside, the property benefits from a fully enclosed rear garden enclosed by a combination of walling and fencing. There is a patio area adjoining the rear of the property, with the remainder mainly laid to lawn, gated side access and a timber shed. To the rear of the property is tandem driveway parking for two vehicles.