



5 Newlands Crescent Ruishton, Taunton TA3 5LA

Offers in Excess of OIEO £350,000

robert  
cooney

An immaculately presented South facing 3 bedroomed detached bungalow located in this popular village location within 3.2 miles of the centre of town occupying a corner plot with 2 reception rooms, enclosed garden to rear, garage and driveway parking.

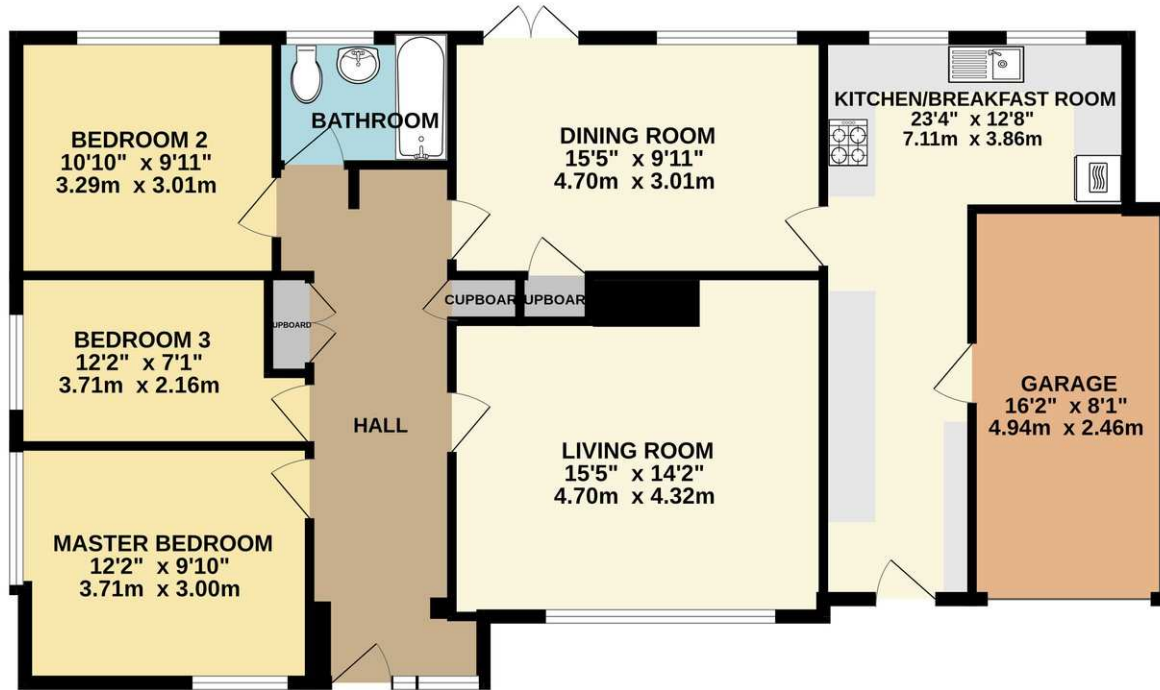




## Features

- Entrance Hall
- Living Room
- Dining Room with French doors to garden
- Fitted Kitchen / Breakfast Room
- Master Bedroom
- 2 further Bedrooms
- Refitted Bathroom
- Enclosed garden to rear
- Garage and driveway parking
  
- Gas central heating
- Double glazing
- New flooring and redecorated throughout
  
- Council tax band D
- What3words:  
*///dimension.livid.catapult*

GROUND FLOOR  
1166 sq.ft. (108.4 sq.m.) approx.



Viewing strictly through the selling agents:

**Robert Cooney**

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Somerset TA1 4AW

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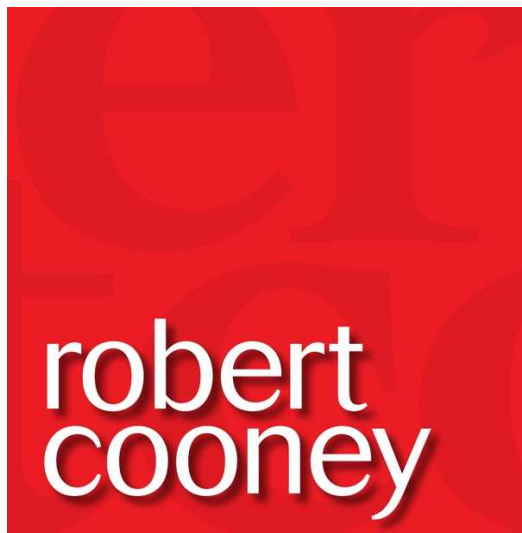
www.robertcooney.co.uk

TOTAL FLOOR AREA : 1166 sq.ft. (108.4 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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Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20



**For clarification, we wish to inform prospective purchasers that:** these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.