



Newlands Grove, Ruishton Taunton TA3 5JJ


fox & sons

welcome to

Newlands Grove, Ruishton Taunton

Available with NO ONWARD CHAIN is this semi-detached home offering spacious and versatile accommodation throughout. Featuring two reception rooms, fitted kitchen, downstairs cloakroom, separate toilet and bathroom. Further benefits include a garage, driveway parking and a private rear garden.

Description

This spacious four-bedroom family home offers excellent potential for buyers looking to modernise and create a property tailored to their own tastes and requirements.

The accommodation is generously proportioned throughout and comprises an entrance hall, a convenient downstairs cloakroom, and two versatile reception rooms, providing ample space for both family living and entertaining. The kitchen offers further scope for improvement and redesign.

To the first floor are four well-sized bedrooms together with a separate bathroom and WC, ideal for busy family life.

Externally, the property benefits from an enclosed rear garden, offering plenty of space for outdoor enjoyment, along with a garage and off-road parking.

Ruishton is a village and civil parish, situated on the River Tone and A358 road, 2 miles East of Taunton and offers a range of services and amenities to meet the needs of its residents. Situated a short drive from the M5, this property offers a peaceful village location with excellent commuting access.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Entrance Hall

Door to front. Cupboard. Radiator. Staircase rising to First Floor Landing.

Cloakroom

Double glazed window. Wash hand basin, WC, part tiled.

Lounge

Front aspect double glazed window. Carpet. Radiator.

Dining Room

Rear aspect double glazed window. Carpet. Radiator.

Kitchen

Rear aspect double glazed window. Built in electric oven and hob, a range of wall and base units, work surface, stainless steel sink and drainer with mixer tap over, lino flooring, radiator, doors to rear garden and garage.



**Landing**

Stairs from ground floor. Airing cupboard.

Bedroom One

Front aspect double glazed window. Built-in wardrobes. Carpet. Radiator.

Bedroom Two

Rear aspect double glazed window. Carpet. Radiator.

Bedroom Three

Front aspect double glazed window. Carpet. Radiator.

Bedroom Four

Rear aspect double glazed window. Carpet.

Toilet

Rear aspect double glazed window. WC, part tiled.

Bathroom

Rear aspect double glazed window. Wash hand basin, Bath with shower over, radiator.

Loft

Part boarded and insulated.

Rear Garden

The rear enclosed garden has a patio area, lawn, gravel bed, shed and side gate.

Garage

Up and over door. Door into the kitchen.

Parking

Off road parking for two vehicles.



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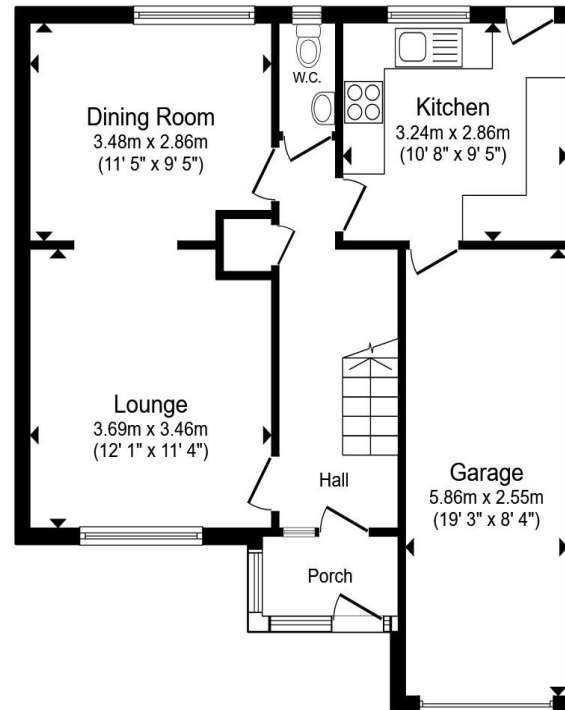
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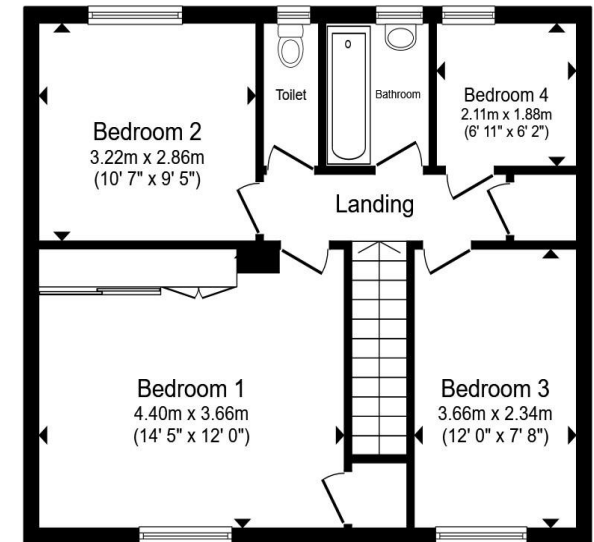
- NO ONWARD CHAIN
- Four-Bedroom Semi-Detached
- Two Reception Rooms
- Downstairs Cloakroom
- Rear Enclosed Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000



Ground Floor



First Floor

Total floor area 107.6 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TAU109469 - 0002

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