



24 Newlands Crescent

Ruishton, Taunton, Somerset, TA3 5LA

James
Gray

ESTATE AGENTS

A substantially extended detached bungalow offering very spacious and flexible accommodation, offering the potential to create a self-contained annexe and enjoying an attractive corner plot location with south facing garden

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Key features

- Entrance hall
- Sitting room with outlook over the rear garden
- Kitchen
- 5 bedrooms, bathroom and wet room
- Gas central heating and double glazing
- Potential to create a self-contained annexe
- Single garage and driveway parking
- Enclosed south facing garden, enjoying a good level of privacy
- Attractive village location
- No onward chain

Services

All mains services connected. Gas central heating

EPC rating

Band D (64)

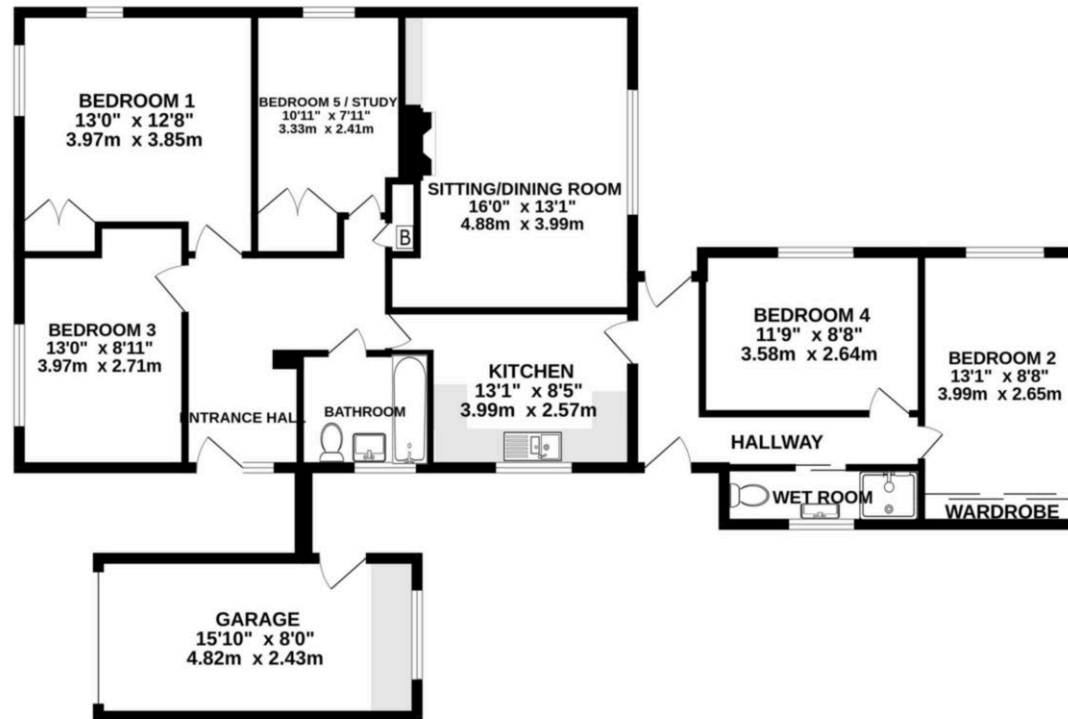
Council tax

Band D





GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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