



**Virginia Orchard, Ruishton, Taunton,
Somerset, TA3 5LP**
£198,000





- * A spacious semi detached family house standing in a small cul de sac
- * Favoured village of Ruishton
- * NO ONWARD CHAIN
- * Sealed unit double glazing
- * Entrance hall with cloakroom/wc
- * Good sized living room
- * Kitchen/dining room
- * Three bedrooms and a bathroom
- * Drive parking to an attached garage
- * Private enclosed rear garden



53 Bridge Street
Taunton
Somerset
TA1 1TP
01823 259604
info@wareandco.com
www.wareandco.com

WARE & CO
estate and letting agents

THE PROPERTY:

Standing in the sought after village of Ruishton, this well presented semi detached family home occupies a retired position within a small cul de sac on the southern side of the village and comes to the market with no onward chain. The property has been professionally redecorated throughout and is fitted with modern sealed unit double glazing. The accommodation briefly comprises an entrance hall with cloakroom/wc, living room, kitchen/dining room, three bedrooms and a family bathroom. Outside there is drive parking leading to an attached single garage with personal access to the enclosed and private rear garden.

THE LOCATION:

Virginia Orchard is located off Bushy Cross Lane in Ruishton and is ideally positioned for quick and easy access to the either the A358 for connections to the A303 at Ilminster or the M5 Motorway with its intersection at Junction 25. There is a 'Park and Ride' close by, together with the Hankridge Farm Retail Park offering a Sainsburys superstore, Odeon Cinema and a Hollywood Bowl. Taunton Town Centre is approximately two miles distant and offers an excellent variety of shops, bars and restaurants, mainline railway station and well respected scholastic facilities. It is understood that the property falls within the highly desirable Heathfield School catchment area.

TENURE:

Freehold

TOTAL FLOOR AREA:

71 sq.m.

SUMMARY ACCOMMODATION:

Entrance Hall & Stairs:

Cloakroom/wc: 1.89m (6'2") x 0.91m (3'0")

Living Room: 4.63m (15'2") x 3.93m (12'9")

Kitchen/Dining Room: 4.97m (16'3") x 2.77m (9'10")

Landing:

Bedroom 1: 4.48m (14'7") x 2.71m (8'9")

Bedroom 2: 3.05m (10'0") x 3.02m (9'9")

Bedroom 3: 2.87m (9'4") x 2.19m (7'2") max measurements

Bathroom: 2.13m (7'0") x 1.92m (6'3")

Garage: 5.18m (17'1") x 2.56m (8'4")

SERVICES:

Main services of electricity, water and drainage are connected. Electric economy 7 heating system and sealed unit double glazing. Telephone and broadband are connected, subject to TELECOM regulations. We are informed that gas is available in the street.

