



**WARE & CO**  
estate and letting agents

**4 Parkway, Ruishton, Taunton – TA3 5JX**  
**£400,000**

## 4 Parkway, Ruishton

- An extended detached house on the outskirts of Ruishton
- Stunning garden room with bi-fold doors framing the garden and countryside beyond
- Large L shaped living/dining room
- Well equipped kitchen
- Study/ground floor bedroom 3
- Principal ensuite bedroom
- Guest bedroom
- Contemporary four piece bathroom
- Drive parking, carport and garage
- Lovely enclosed garden with greenhouse and various seating areas

**TOTAL FLOOR AREA** 135 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band E. Charges payable for 2026/27 - £2,974.67

**SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 10000mbps are available and good mobile signal across the four main networks (source: Ofcom).

EPC Energy Efficiency Rating: D



4 Parkway is an impressive detached chalet-style bungalow that has been thoughtfully extended and beautifully maintained, providing well-balanced and versatile accommodation arranged over two floors. The property enjoys an enviable position backing onto open fields, whilst the generous gardens and excellent outdoor entertaining space add considerably to its appeal.

The welcoming entrance hall has stairs rising to the first floor and leads into the principal living accommodation. The excellent L-shaped sitting and dining room provides a spacious and sociable environment, incorporating a useful study area. The well-appointed kitchen/breakfast room offers a practical and welcoming space for everyday living, whilst a versatile ground floor bedroom/study and separate WC complete the main accommodation.

A particular feature is the **stunning garden room**, which creates an exceptional additional reception space and enjoys a wonderful connection with the garden. Wide bi-fold doors open directly onto the paved patio and garden beyond, making this a superb space for entertaining, relaxing or simply enjoying the outlook throughout the seasons.

On the first floor, the principal bedroom benefits from built-in cupboards and an en suite shower room, with a further guest bedroom and contemporary four-piece family bathroom completing the accommodation.

Outside, the property continues to impress. To the front, a driveway provides ample parking and leads to a carport and single garage, with mature shrubs and a lawn creating an attractive approach. The enclosed rear garden is both private and generous, backing directly onto open fields and incorporating a paved patio, level lawn, greenhouse and raised vegetable patch. The combination of the garden room, patio and lawn provides an excellent setting for outdoor entertaining and family enjoyment.





## THE AREA

Ruishton is a popular and well-established village situated approximately two miles east of Taunton, combining a pleasant semi-rural setting with convenient access to the town and its extensive amenities. The village has a strong community feel and benefits from a primary school, parish church and local facilities.

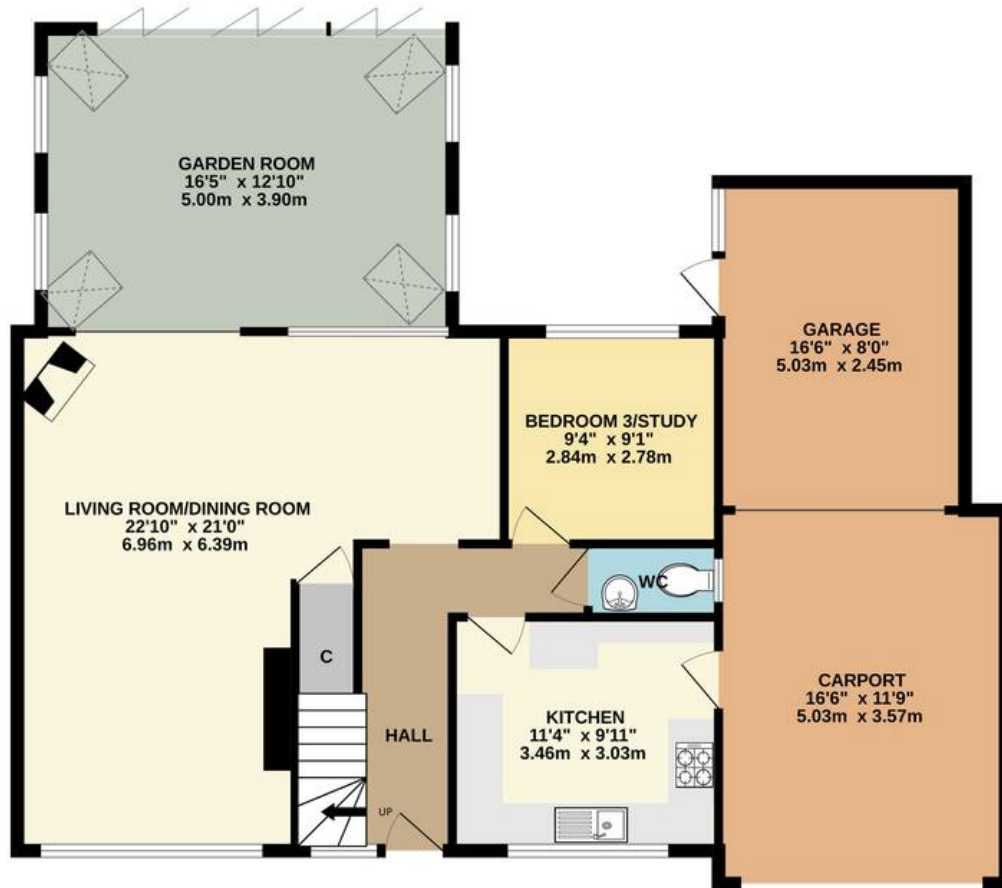
Taunton provides an excellent range of shopping, leisure and recreational facilities, together with a mainline railway station offering direct services to London Paddington and other major centres. The M5 motorway at Junction 25 is also readily accessible, making Ruishton particularly convenient for those travelling throughout the South West.

The surrounding countryside provides an abundance of opportunities for walking and outdoor pursuits, while the open-field outlook immediately adjoining the rear of 4 Parkway gives the property an especially attractive rural aspect.

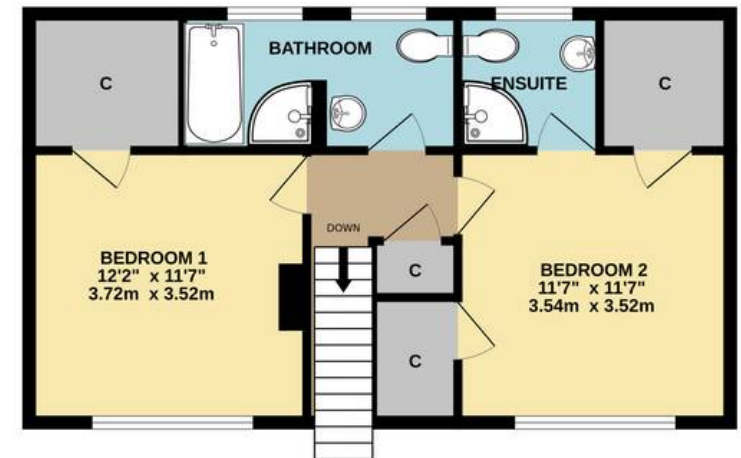




GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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