



20 Newlands Grove, Ruishton, Taunton TA3 5JJ

Guide Price £275,000

GIBBINS RICHARDS 
Making home moves happen

Early viewings advised for this larger than average 4 bedroom semi detached home in the lovely village of Ruishton. With a great local primary school and further amenities in the village of Creech St Michael just 1 mile distant this is a convenient and pleasant location. The property has 4 bedrooms and a bathroom upstairs and a lounge, dining room, and kitchen downstairs. The property has off road parking to the front and a larger than average garage. The property also benefits from good size corner gardens and sits in a quiet end of cul-de-sac position. No chain. Energy Rating: C69

THE PROPERTY

Found in a quiet cul-de-sac location in the village of Ruishton this good size, 4 bedroom semi-detached home is a great opportunity for someone upsizing on the property ladder. The property has parking to the front, and an integral garage of good size. The property also has a lovely wrap around garden with mature borders and bushes. The property is offered with no chain.

4 BEDROOMS

OFF ROAD PARKING

GARAGE

LARGE CORNER GARDENS

VILLAGE LOCATION

MODERN SHOWER ROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

NEAR LOCAL AMENITIES





GIBBINS RICHARDS ▲

Hallway	17' 0" x 5' 8" (5.18m x 1.73m) Under stairs cupboard.
lounge	12' 6" x 11' 8" (3.81m x 3.55m)
Dining Room	14' 7" x 9' 4" (4.44m x 2.84m)
Kitchen	11' 3" x 10' 4" (3.43m x 3.15m)
Garage/Utility Section	19' 5" x 8' 6" (5.91m x 2.59m)
First Floor Landing	Attic hatch with pull down ladder. Large airing cupboard housing combi boiler.
Bedroom 1	14' 5" x 10' 0" (4.39m x 3.05m) 6 door wardrobe plus built-in cupboard.
Bedroom 2	12' 6" x 8' 11" (3.81m x 2.72m)
Bedroom 3	10' 6" x 9' 6" (3.20m x 2.89m)
Bedroom 4	7' 0" x 6' 7" (2.13m x 2.01m)
Shower Room	8' 5" x 6' 8" (2.56m x 2.03m)
Outside	Larger corner plot gardens.



GIBBINS RICHARDS ▲



GIBBINS RICHARDS ▲

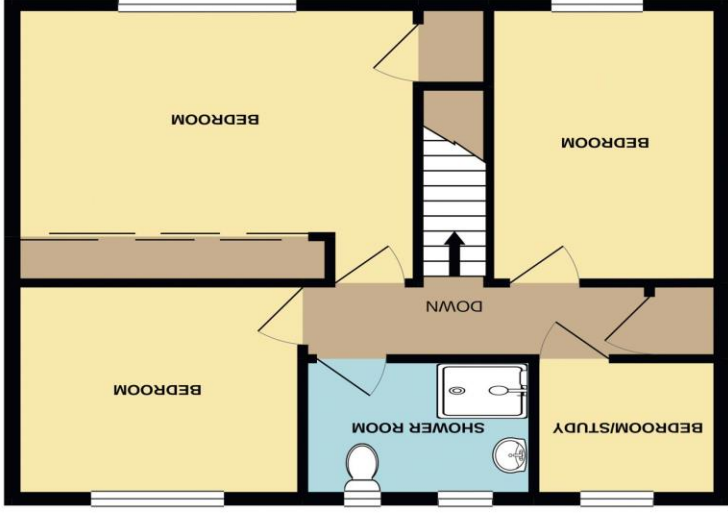


GIBBINS RICHARDS ▲

GROUND FLOOR
58.0 sq.m. (624 sq.ft.) approx.



1ST FLOOR
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 108.9 sq.m. (1172 sq.ft.) 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.
Made with Metropix ©2020

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

We routinely refer potential sellers and purchasers to Gibbins Richards Conveyancing – a panel of local law firms. It is their decision whether they choose a law firm from the panel. In making that decision, it should be known that we receive a payment benefit of £150.00 per transaction. We routinely refer sellers and purchasers to the Mortgage Advice Bureau (MAB) for mortgage advice. It is their decision whether to use these services. In making that decision, it should be known that we receive a payment benefit of £180.00 per case

