



17 Woodlands Drive, Ruishton, Taunton TA3 5JU  
Guide Price £400,000

**GIBBINS RICHARDS**   
Making home moves happen



A wonderful, spacious and bright detached 3/4 bedroom chalet style property offering immaculately presented accommodation over two floors. An internal viewing is highly recommended to fully appreciate what this home offers.

Tenure: Freehold / Energy Rating: D / Council Tax Band: E

17 Woodlands Drive is located in the popular village of Ruishton to the south east of Taunton. The property is tucked away at the end of a quiet cul de sac, set in a lovely position looking out to open fields from the rear of the property. The house was built in the mid 1960's and offers driveway parking, garage and a beautiful mature front garden. The property, which has been renovated throughout, provides spacious ground floor accommodation including an L shaped open plan living dining room, with log burner and doors out to the recently built conservatory. Additionally, the ground floor has a study/4th bedroom and a fully fitted Howdens kitchen with integrated dishwasher and fridge freezer, a range double oven, Karndean flooring and stable doors to the side. To the first floor are three further bedrooms, with the master bedroom complete with fitted wardrobes hand built by a local carpenter. Bedroom 2 has an en suite WC and looks out over the mature front garden and there is a newly fitted modern shower room. Outside there is a south westerly facing secluded rear mature garden, along with a decked area that provides a sun trap during the afternoon and evening. To the front of the property is a driveway for two vehicles and a garage with recently installed remote electric door and an EV pod point for electric vehicles. The garage is fully powered, with a WC and provides access to the rear garden. In all, this is a super property in a fabulous location and a viewing is highly recommended.

- CUL-DE-SAC POSITION
- DETACHED THREE BEDROOMED CHALET STYLE PROPERTY
- THREE RECEPTION AREAS
- MODERN FITTED KITCHEN
- FABULOUS GARDENS
- DRIVEWAY PARKING
- GARAGE
- VIEWING HIGHLY RECOMMENDED







Entrance Hall  
Study/Office

11' 4" x 9' 9" (3.45m x 2.97m)

Sitting Room  
burner.

22' 6" x 10' 8" (6.85m x 3.25m) Log

Dining Room

9' 6" x 9' 4" (2.89m x 2.84m)

Conservatory

17' 9" x 8' 4" (5.41m x 2.54m)

Kitchen

12' 2" x 11' 4" (3.71m x 3.45m)

First Floor Landing

Bedroom 1

13' 0" x 12' 10" (3.96m x 3.91m) Built-in wardrobes.

Bedroom 2

11' 6" x 8' 1" (3.50m x 2.46m)

Bedroom 3

11' 7" x 8' 5" (3.53m x 2.56m)

Shower Room

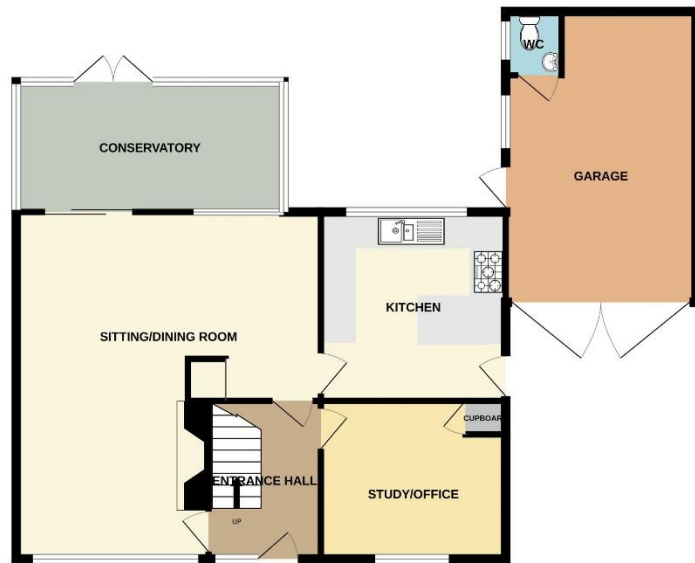
5' 6" x 5' 4" (1.68m x 1.62m)

Outside

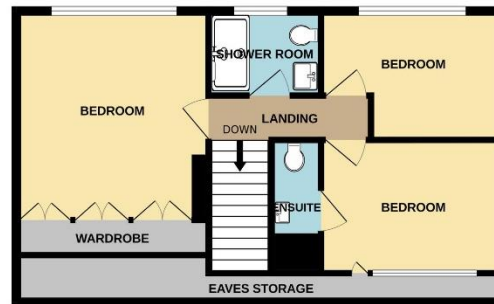
To the front of the property is a very secluded and mature front garden with trees and shrubs to its boundary with a lawned central area. To the rear, again, a beautifully private and remarkably sunny area of lawn with a decked area to the immediate rear of the conservatory and hedge borders separating from neighbouring fields. The property is generally south westerly facing and benefits from a tremendous amount of natural sunlight.



GROUND FLOOR



1ST FLOOR



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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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