



19 Woodlands Drive, Ruishton, Taunton TA3 5JU

Guide Price £425,000

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A remarkably spacious detached chalet style home located at the end of a cul de sac in this ever popular Taunton village, to the east of the town. The property has a flexible and extended ground floor, en-suite facilities, parking, garage and garden. EPC - D

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

19 Woodlands Drive has access to the interior via a storm porch to the side of the property. The entrance hall has characterful wooden flooring which extends to some of the ground floor rooms. There is a large sitting room with multi-fuel burner, and a second reception room which has been used as a fourth bedroom and is currently a study. The dining room is open plan to a conservatory / garden room which overlooks the garden and the spacious kitchen / breakfast room has modern fixtures and access into a utility room. There is also a ground floor cloakroom. On the first floor are three good sized bedrooms, a master en-suite shower room and a family bathroom. The interior has an abundance of storage space including under-eaves cupboards and some built-in wardrobes. Externally there is ample parking to the front, access to a single garage and an enclosed rear garden which backs onto an open field. In all, the home is remarkably flexible, in great condition throughout and is well-located at the end of a quiet cul de sac.

DETACHED CHALET STYLE HOME
FLEXIBLE ACCOMMODATION THROUGHOUT
SITTING ROOM, DINING ROOM AND GARDEN ROOM
ADDITIONAL STUDY, KITCHEN / BREAKFAST ROOM, UTILITY
THREE FURTHER BEDROOMS
EN-SUITE, FAMILY BATHROOM, GROUND FLOOR CLOAKROOM
GARAGE, AMPLE PARKING
REAR GARDENS
CUL DE SAC POSITION - WELL WORTH A LOOK





Entrance Hall

Sitting Room 23' 4" x 16' 10" (7.11m x 5.13m)

Study / Bedroom Four 10' 9" x 9' 1" (3.27m x 2.77m)

Dining Room 10' 9" x 9' 7" (3.27m x 2.92m)

Garden Room 10' 9" x 9' 3" (3.27m x 2.82m)

Cloakroom

Kitchen / Breakfast Room 19' 1" x 12' 3" (5.81m x 3.73m)

Utility Room 9' 3" x 4' 7" (2.82m x 1.40m)

First Floor Landing

Bedroom One 16' 7" x 10' 1" (5.05m x 3.07m)

En-Suite 10' 6" x 9' 0" (3.20m x 2.74m)

Bathroom 8' 7" x 5' 9" (2.61m x 1.75m)

Bedroom Two 11' 7" x 9' 2" (3.53m x 2.79m)

Bedroom Three 11' 7" x 8' 1" (3.53m x 2.46m)

Outside

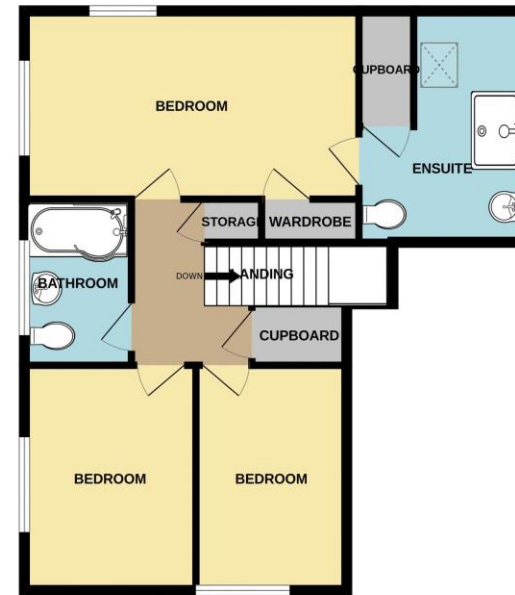
The house has a driveway to the front which provides off-road parking for three - four cars. There is also a single garage. To the rear, an enclosed garden is accessed from both the kitchen and the garden room. The garden is well enclosed, very private and backs onto open fields.



GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1585 sq.ft. (147.3 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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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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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
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