



Laurel Cottage

Ruishton, TA3 5JT

£425,000 Freehold



Wilkie May
& Tuckwood

Floor Plan

Bushy Cross Lane, Ruishton, Taunton, TA3

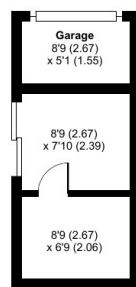
Approximate Area = 1407 sq ft / 130.7 sq m (excludes balcony)

Garage = 44 sq ft / 4 sq m

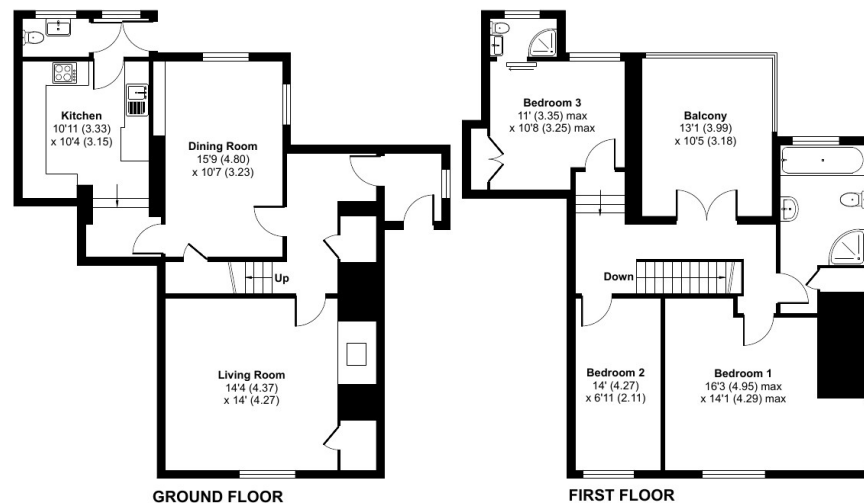
Outbuilding = 132 sq ft / 12.2 sq m

Total = 1583 sq ft / 146.9 sq m

For identification only - Not to scale



OUTBUILDING / GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1219157

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Description

Situated within the popular village of Ruishton, this beautifully presented three bedroom semi detached cottage offering a blend of character and modern living.

With its period features, wood-burning stove, and stunning outdoor spaces, this property provides a wonderful opportunity for those seeking a peaceful village lifestyle, yet close to local amenities and transport links.

Warmed via a mains gas fired central heating system, uPVC double glazed throughout, single garage, off-road parking, South West facing rear garden and a first floor roof terrace. Internal inspection is essential to fully appreciate all this fantastic property has to offer.

- Three Bedrooms
- Semi Detached Cottage
- Popular Village Location
- Double Glazed
- Mains Gas Fired Central Heating
- South West Facing Garden
- Single Garage
- Off-Road Parking



The accommodation is arranged over two floors and comprises in brief; entrance porch leading into an entrance hallway with doors to living room and dining room, a large storage cupboard and stairs rising to the first floor. The living room is found at the front of the property and has an inglenook fireplace with wood burning stove inset, storage cupboard and uPVC double glazed window with aspect to the front. The dining room is found to the rear of the property and has two uPVC double glazed windows with aspect over the rear garden, an understairs storage cupboard and a serving hatch into the kitchen. The kitchen is fitted with a good range of modern wall and base storage units, roll edge work surfaces, sink with hot and cold mixer tap, space and plumbing for a washing machine, space for a fridge/freezer and an integrated electric oven with four ring hob and extractor fan above.

The ground floor accommodation is completed with a useful cloakroom with low level wc and wash hand basin. On the first floor there are three double bedrooms, an en-suite shower room and a large family bathroom comprising panelled bath, shower cubicle, wash hand basin and low level wc. Externally there is a South-Westerly facing garden which is walled on all sides. The garden is laid predominately to lawn with an area of patio. Alongside the property there is a single garage with power, lighting and a courtesy door leading to the rear. To the front of the property there is a driveway providing off-road parking for one vehicle. Additionally, the property has a charming first floor roof terrace which overlooks the rear garden.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/rods.makeup.decisive

Council Tax Band: C

Mobile Phone Coverage: Indoor—voice likely with O2; data limited with EE, O2 & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—low.

Agents Note: We understand that there is an area of flying freehold with this property and the neighbour.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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