

FOR SALE

£399,995 Freehold



7 Overlands, Ruishton, Taunton, Somerset, TA3 5JF

£399,995
Freehold

- 3 Bedroom Link Detached Bungalow
- 2 Reception Rooms
- Newly Fitted Kitchen
- Fully Double Glazed/Gas Central Heating
- South Facing Rear Garden
- Large Driveway, Garage/Workshop (29ft by 9ft)
- Cul-de-Sac Location



PROPERTY DESCRIPTION

Newton King are delighted to offer to the market this spacious 3 Bedroom link detached bungalow situated in a sought after cul-de-sac location within close proximity to local amenities and offering great links to the M5 and A303.

The property provides three bedrooms, two of which are double's and the third being a single/office room, a good sized white suite family bathroom with walk in shower, Newley fitted kitchen with side access, stunning open plan lounge diner with French doors to the rear garden, south facing rear garden, garage/workshop measuring 29ft x 9ft and a well presented front garden (65ft x 45ft) with large Newley laid driveway.

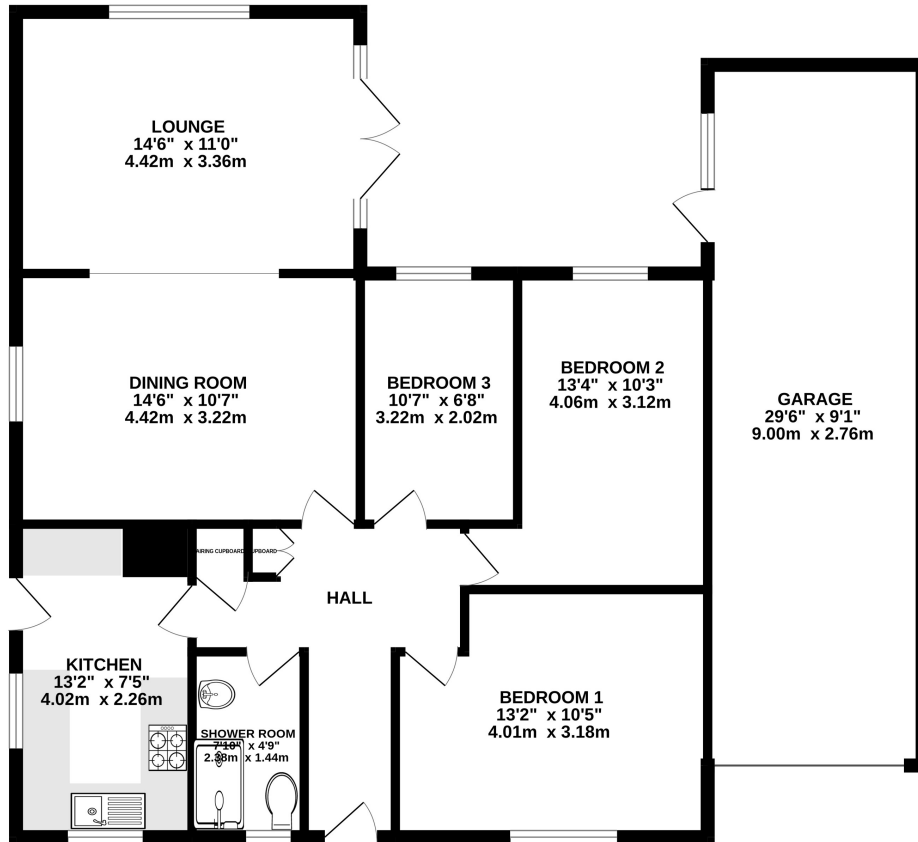
EPC Rating D, Council Tax Band D

Please contact Newton King to arrange an accompanied viewing between the hours of 9am-6pm.





GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	