



16 Newlands Road, Ruishton, Taunton, Somerset, TA3 5JZ

£375,000
Freehold

- 3 Bedroom Detached Bungalow
- Spacious Living Room with woodburner
- Modern Fitted Kitchen with Separate Utility Room
- Gas Central Heating and Double Glazing

- Excellent Decorative Order Throughout
- Off Street Parking and a Garage
- Landscaped Gardens
- South Facing Rear Garden 50ft by 55ft



PROPERTY DESCRIPTION

Newton King are delighted to offer the market this beautifully presented 3 Bedroom detached bungalow which has undergone extensive refurbishment throughout by the current owners. The property is situated in a quiet road within close proximity to local amenities and offers fantastic transport links to the M5, A358 and A303.

The property comprises: Living Room (16'5 x 11' 10), Kitchen (9'7 x 11'10), Shower Room (6'9 x 5'6), Utility/WC (5'6 x 4'8), Bedroom 1 (9'11 x 13'), Bedroom 2 (10'1 x 8'11), Bedroom 3 (7'4 x 10'1), Lean to (4'11 x 16'7), Garage (19'3 x 8'7), Rear Garden (50' by 55')

To the front of the property there is a newly laid block paved driveway with well-established shrubs and trees, Outside to the rear there is south facing land scaped garden which measures 50ft by 55ft approximately.

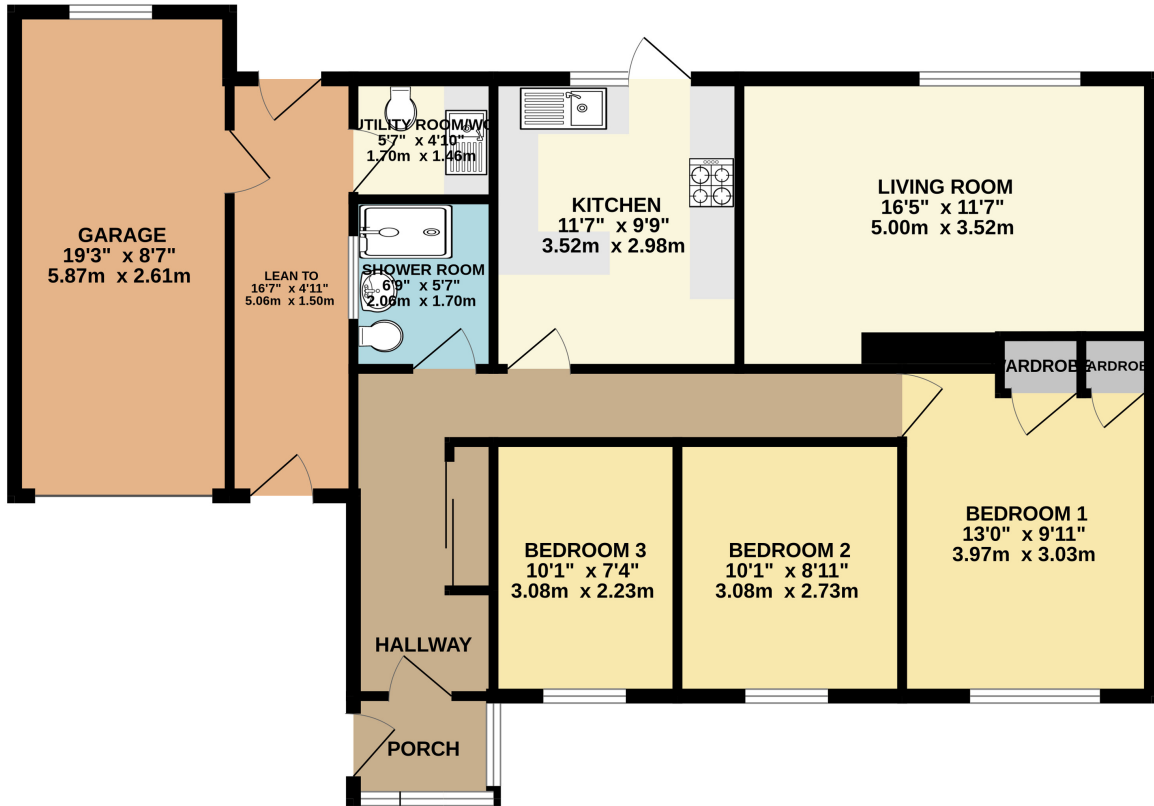
EPC rating C, Council Tax Band E.

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





GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	