



GIBBINS RICHARDS ▲

**18 Coronation Close, Ruishton, Taunton TA3 5LD**  
**£219,950**

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Making home moves happen

A two bed semi detached home situated in a quiet cul-de-sac in Ruishton. The spacious and well presented accommodation consists of; entrance porch, sitting room, kitchen/diner, two double bedrooms and a family bathroom. Externally the property benefits from a large rear garden and ample off road parking.

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

This former local authority home is presented in good decorative order throughout and benefits from a generous size rear garden and off road parking. Ruishton is a popular village and contains a public house, village hall and a primary school. The M5 motorway at junction 25 is easily accessible together with Hankridge Farm retail park, whilst a nearby park and ride operates into Taunton town centre itself.

SEMI DETACHED HOME  
TWO DOUBLE BEDROOMS  
AMPLE OFF ROAD PARKING  
CUL-DE-SAC POSITION  
LARGE REAR GARDEN  
KITCHEN/DINER  
VILLAGE LOCATION  
GAS CENTRAL HEATING  
WELL PRESENTED ACCOMMODATION

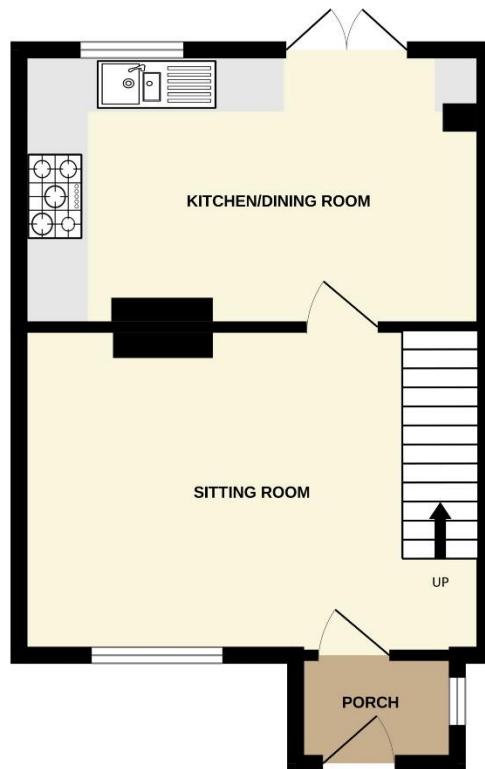




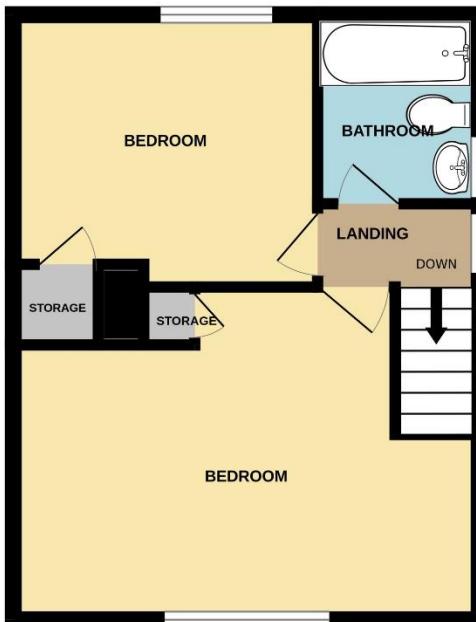
Entrance Porch	5' 0" x 3' 0" (1.52m x 0.91m)
Sitting Room	13' 0" x 11' 0" (3.96m x 3.35m) Under stairs storage space.
Kitchen/Diner	16' 0" x 9' 0" (4.87m x 2.74m) Contains the back boiler. French doors opening to the rear garden.
First Floor Landing	5' 0" x 2' 0" (1.52m x 0.61m) Access to loft space.
Bedroom 1	16' 0" (narrowing to 13') x 11' 0" (narrowing to 9') (4.87m x 3.35m)
Bedroom 2	10' 0" x 9' 10" (narrowing to 9') (3.05m x 2.99m)
Bathroom	6' 10" x 5' 0" (2.08m x 1.52m)
Outside	To the front of the property is ample off road parking, whilst to the rear is a large garden.



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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 sale/purchase 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction.

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.

Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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