



Driftwood

Ruishton, Taunton, Somerset, TA3 5JW

James
Gray

ESTATE AGENTS

A detached family home, with wrap around and south facing rear garden, enjoying a central location in this sought after village. No onward chain.

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Key features

- Entrance hall and cloakroom
- Sitting/dining room with dual aspect windows and gas fireplace
- Kitchen
- Utility room
- Conservatory
- 4 Bedrooms
- Bath/shower room
- Wrap around and south facing rear garden
- Driveway and garage
- Central village location

Services

All mains connected. Gas fired central heating

EPC Rating

Band C (71)

Council Tax

E





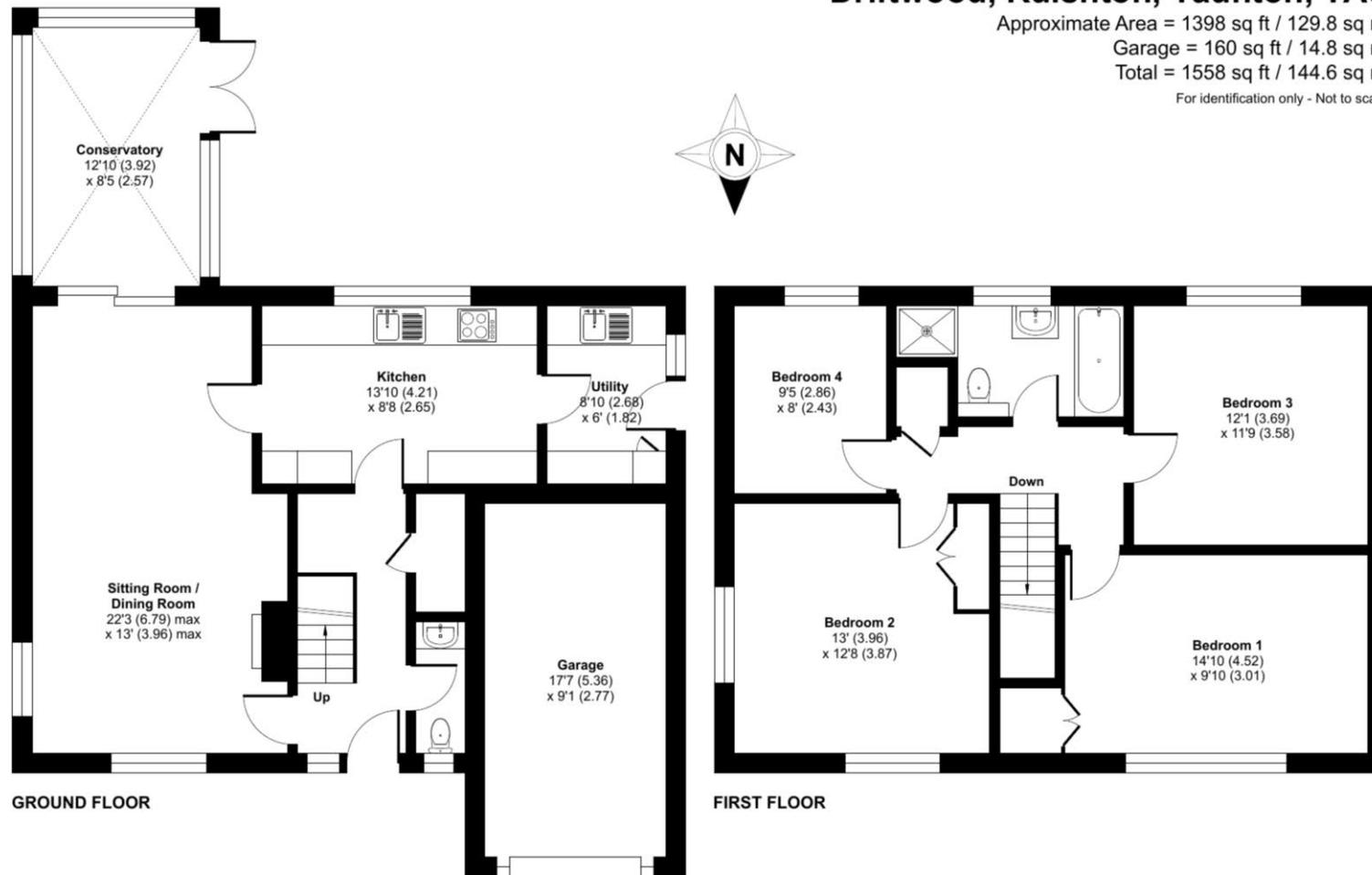
Driftwood, Ruishton, Taunton, TA3

Approximate Area = 1398 sq ft / 129.8 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1558 sq ft / 144.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Gray. REF: 1416324

We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, West Monkton, Taunton, Somerset, TA2 8QN
T: 01823 426090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

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