



Thingvellir





# Thingvellir Bushy Cross

Ruishton, Taunton, TA3 5JT

Taunton 3.5 Miles

An elevated four bedroom family house together with landscaped gardens a detached garage and ample parking.

- Village Location
- Four Bedrooms
- Detached Garage
- Freehold
- Lovely Garden
- Conservatory
- Large Reception Room
- Council Tax Band D

Guide Price £318,500

## Situation & Amenities

Thingvellir is situated in an elevated position on Bushy Cross Lane and benefits from nice gardens to the front and rear in the centre of the village of Ruishton. Ruishton is a highly popular village which is situated on the Eastern side of the town. There are a range of local amenities which can be found in the nearby village of Creech St Michael and the house has very easy access to Taunton which provides an extensive range of facilities. The M5 motorway and the park and ride at Junction 25 are a short distance away and Taunton also offers a mainline railway station with direct links to London Paddington. The surrounding area has beautiful countryside with miles of footpaths and there is easy access to the Taunton and Bridgwater canal.

## Description

Thingvellir, Bushy Cross Lane, is situated close to the heart of the sought after village of Ruishton. The property is a four bedroom semi detached home presented for sale in a good order throughout and benefits from a garage together with ample off-road parking and delightful gardens front and rear. The garden to the south which adjoins an open area of park land is a highly desirable area for sitting out.





In detail the accommodation has steps which lead up to the side door which has a covered porch and leads into the entrance hallway with stairs rising to the first floor. A door provides access to the kitchen breakfast room which is a lovely, light room and comprises an extensive range of eye and low level fitted units, rolled worktop surfaces and tiled splashbacks. The conservatory provides lovely views of the garden and gives access to an extensive patio area. From the entrance hallway there is a cloakroom and from the hall there is a further door to the large sitting room. The sitting room is a wonderfully light room with two windows overlooking the garden and parkland beyond.

On the first floor there are four well proportioned bedrooms as well as a family bathroom with a panelled bath, shower, low level WC and wash hand basin. All the bedrooms have lovely views to the front or rear.

### Outside

The outside of Thingvellir is one of its greatest attractions with two areas of garden, the first is gravelled with a patio area and a wicker fence separating it from the trees and parkland adjoining. This is a wonderful area for sitting out and enjoying the summer weather. To the rear there is a fully enclosed garden, further areas for sitting out and enjoying the weather and an area of raised beds. Adjoining the garden there is a garage and extensive parking.

### Services

Mains electric, gas, water and drainage. Broadband available: Standard, Superfast & Ultrafast. Mobile signal coverage: Voice, Data & Enhanced Data available (Ofcom). Please note the agents have not inspected or tested these services. Council tax band D. EPC Rating C.

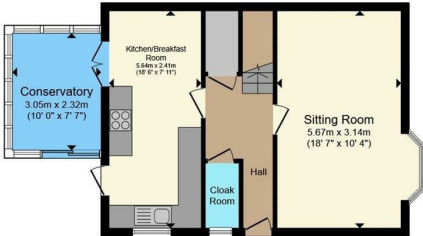
### Directions

From Taunton proceed out of town towards the M5 Motorway. Proceed around the motorway roundabout taking you exit signposted for the A358 towards Ilminster. Continue up the road ignoring the first turning towards Ruishton and proceed past Woodlands castle and proceed along this road taking the first turning left into Bushy Cross Lane. Follow this road where Thingvellir can be identified by a sale board on the left hand side.

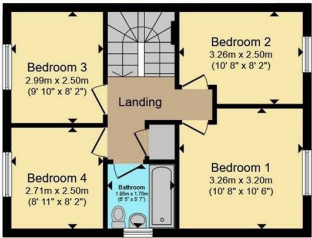




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Ground Floor



First Floor

Total floor area 94.9 sq.m. (1,021 sq.ft.) approx  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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