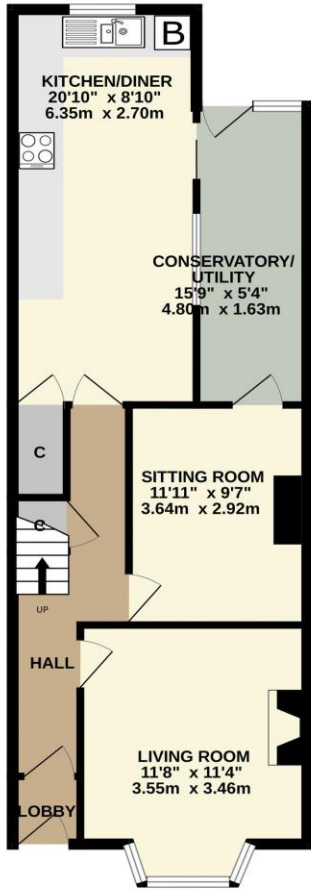
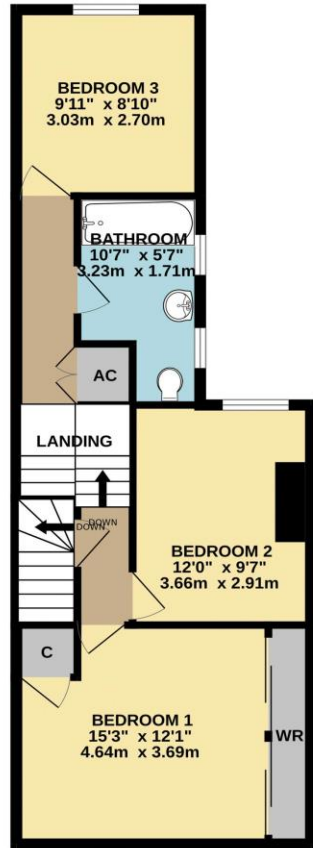


GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



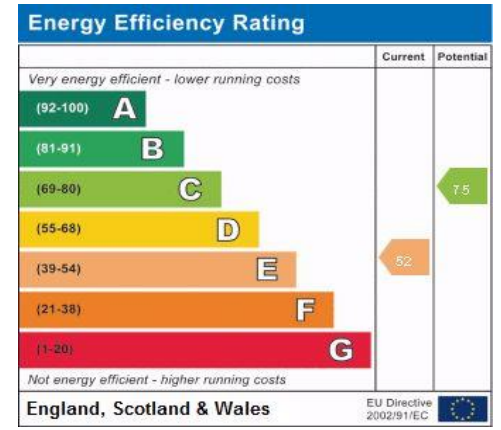
1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 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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£294,000

**WARE & CO**  
estate and letting agents

## 74, Greenway Avenue, Taunton TA2 6HX

A substantial three storey family home in the Rowbarton area of Taunton

Gated off road parking space to the rear

Well presented throughout

Two separate reception rooms

Refitted kitchen/dining room

Lean-to conservatory/utility room

Three first floor bedrooms

Refitted family bathroom

Large attic bedroom

Enclosed south facing rear garden



Situated in the sought after Rowbarton area of Taunton, moments away from good local amenities, Taunton Railway Station and Taunton Town Centre, this well presented and deceptively spacious town house comes to the market thoroughly recommended by the sole agents, Ware & Company.

This a rare opportunity to acquire a three storey Victorian house in this area boasting not only a south facing garden, but also gated off road parking to the rear. The house has been lovingly maintained and refitted over the years and offers adaptable space for the growing family. The accommodation briefly comprises an entrance hall with stairs rising to the upper floors, living room with a bay window to the front, separate sitting room, a refitted kitchen/dining room, conservatory/utility room, three first floor bedrooms, a family bathroom and a generous loft bedroom. The rear garden is well enclosed for privacy and features an ornamental fishpond, good sized timber garden shed and has been landscaped for ease of maintenance. There is a gated parking space to the rear of the plot giving access onto Raymond Street.

### TOTAL FLOOR AREA

129 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset West and Taunton Council Tax Band C. Charges payable 2022/23 - £1,704.36.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

