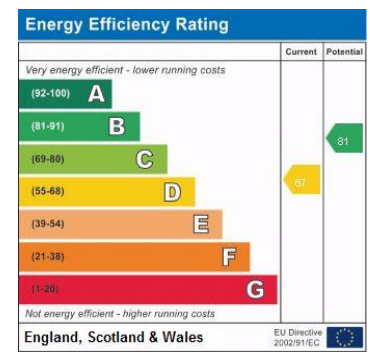
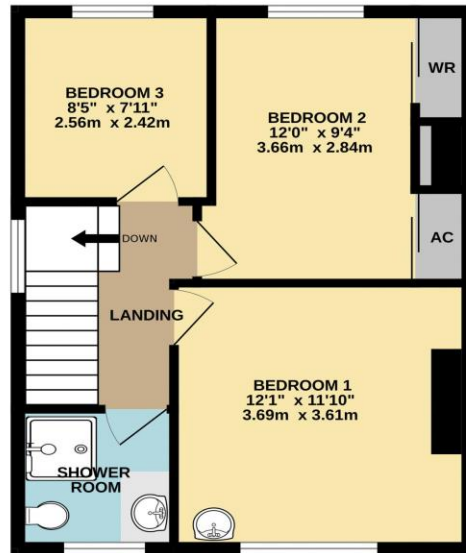
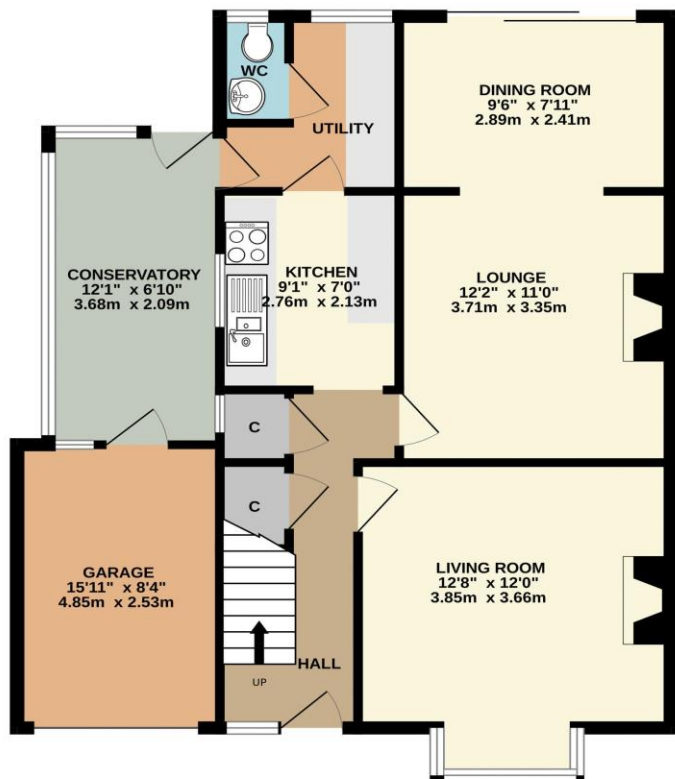


GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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£294,000

**WARE & CO**  
estate and letting agents

## 62, Greenway Crescent, Taunton Somerset, TA2 6NH

A spacious semi detached family home for sale on the charming Greenway Crescent

No onward chain

Private enclosed south facing rear garden

Garage and drive parking

Good sized living room

Separate lounge and dining room

Kitchen & conservatory

Utility room and wc

Three bedrooms

Shower room



Situated on the charming Greenway Crescent on the northern outskirts of Taunton is this spacious semi detached family home that is offered to the market with the benefit of no onward chain and thoroughly deserves an immediate inspection.

The bright and airy gas centrally heated accommodation briefly comprises an entrance hall with stairs rising to the first floor with a useful store cupboard under, a good sized living room with a bay window to the front elevation, separate lounge with an extension to the rear providing a dining area, fitted kitchen with direct access to a utility room and separate wc, and to round off the ground floor there is a conservatory/workshop with a door to the rear of the garage. To the first floor there is a bright landing with doors to all three bedrooms and a shower room. To the front there is drive parking leading to an attached garage, whilst to the rear is a private enclosed south facing garden with a paved patio with a timber pergola over and mature climbing plants, a level lawn, further patio area, mature shrub beds and a timber garden shed.

Greenway Crescent offers the quintessential suburban lifestyle, with its serene surroundings and close proximity to all amenities. Enjoy easy access to schools, parks, shops, and transport links, ensuring both convenience and tranquility for you and your family.

### TOTAL FLOOR AREA

100 sq.m.

### TENURE

Freehold

### COUNCIL TAX

Somerset Council Tax Band D.  
Charges payable for 2024/25 - £2,138.98

### SERVICES

Main services of gas, electricity, water and drainage are connected.  
Broadband/Mobile phone coverage - The options of standard and ultrafast broadband with download speeds up to 1,000Mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

