



193 Greenway Road, Taunton TA2 6LQ

£415,000

GIBBINS RICHARDS 
Making home moves happen

A substantial semi detached Victorian home boasting a number of attractive features. The spacious accommodation consists of: entrance lobby, hall, study, drawing room, sitting room with wood burner, breakfast room, cloakroom, kitchen and conservatory. To the first floor there are four bedrooms including en-suite shower to master bedroom, separate bathroom and wc. To the outside there is off road parking as well as an attractive and generous size south facing enclosed rear garden.

Tenure: Freehold / Energy Rating: C-69 / Council Tax Band: D

An internal viewing is highly recommended to fully appreciate the substantial Victorian home. The property retains some attractive features of this period including high corner ceilings and deep bay windows. Modern day comforts include triple glazed and double glazed windows and gas fired central heating. A mainline railway station is within comfortable walking distance whilst Taunton Independent School is close by. The town centre itself is less than two miles distant which provides a host of shopping and leisure facilities.

SPACIOUS AND VERSATILE ACCOMMODATION

4 RECEPTIONS

4 BEDROOMS

EN-SUITE SHOWER

CONSERVATORY ADDITION

OFF ROAD PARKING

GENEROUS SIZE SOUTH FACING GARDEN

TRIPLE GLAZED WINDOWS TO THE GROUND AND FIRST FLOOR BAYS

GAS CENTRAL HEATING

CLOSE TO TAUNTON SCHOOL



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Entrance Lobby With door to:
 Study 13' 5" x 4' 6" (4.09m x 1.37m)
 Entrance Hall With original tiled flooring and under stairs storage cupboard.
 Drawing Room 16' 4" x 13' 10" (4.97m x 4.21m) Feature marble fireplace containing a real flame gas fire, walk-in triple glazed bay window, exposed floorboards, original ceiling rose and picture rails.

From hall access to:
 Sitting Room 14' 9" x 9' 3" (4.49m x 2.82m) Feature wood burning stove and radiator.
 Breakfast Room 11' 9" x 9' 1" (3.58m x 2.77m) Fitted storage cupboard and access to:
 Cloakroom With WC and wash basin.

From breakfast room there is an opening to:
 Kitchen 11' 10" x 7' 11" (3.60m x 2.41m) Fitted with a range of floor and wall cupboard units. Range recess and plumbing for dishwasher and washing machine units, space for an upright fridge/freezer and double glazed stable door to the rear garden.

From the sitting room French doors leading into:
 Conservatory 11' 10" x 7' 2" (3.60m x 2.18m) Glass roof and double glazed doors to rear garden.

First Floor Landing
 Bedroom 1 16' 1" x 13' 10" (4.90m x 4.21m) Walk-in triple glazed bay window with attractive views towards the Quantock Hills.
 En-suite Shower Room 11' 0" x 4' 6" (3.35m x 1.37m) With shower enclosure, wash basin and WC.

Bedroom 2 14' 11" x 10' 0" (4.54m x 3.05m) Attractive cast iron fireplace, radiator and double glazed window to rear aspect.
 Bedroom 3 11' 11" x 7' 11" (3.63m x 2.41m) Double glazed window to rear aspect.
 Bedroom 4 9' 5" x 6' 2" (2.87m x 1.88m) Double glazed window to rear aspect.
 Cloakroom 6' 2" x 6' 1" (1.88m x 1.85m) Wash basin and WC. Airing cupboard.
 Bathroom 6' 8" x 4' 6" (2.03m x 1.37m) Panelled bath.
 Outside To the front of the property there is off road parking for up to two vehicles with side access leading to the rear garden. The rear garden benefits from a south facing aspect and is attractively themed with patio, mature lawn, various bordering shrubs and plants. Timber summerhouse. The garden itself enjoys a good degree of privacy.



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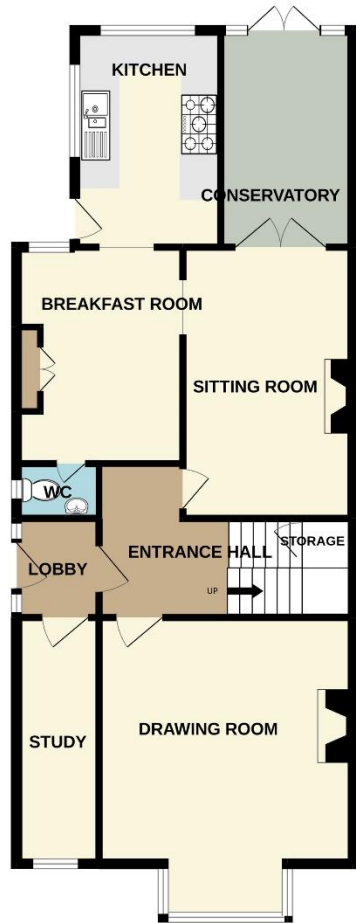
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GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.

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