

22 Greenway Crescent, Taunton TA2 6NQ £395,000



A four bedroomed semi-detached home immaculately presented throughout and finished to a high standard. The accommodation consists of: entrance hall, sitting room with log burner, spacious open plan kitchen/diner, four first floor bedrooms with an en-suite to the master bedroom and separate family bathroom. Externally the property benefits from a driveway, low maintenance private garden and home office/studio.

Tenure: Freehold / Energy Rating: E / Council Tax Band: D

This four bedroomed semi-detached property has been substantially extended and refurbished in recent years to deliver exemplary versatile accommodation. The open plan kitchen is finished to an exceptional standard to include a bespoke breakfast bar and benefits from built in appliances to include American Fridge Freezer, double wall hung oven, microwave and grill, integrated Expresso machine and Rapid Boil hot water tap. Greenway Crescent is conveniently located close to Taunton school as well as the mainline intercity railway station. The picturesque Quantocks Hills are a short drive away, whilst the town centre facilities are easily accessible.

SEMI-DETACHED HOME FOUR BEDROOMS FINISHED TO A HIGH STANDARD THROUGHOUT LOG BURNER & GAS CENTRAL HEATING LARGE KITCHEN/DINER PRIVATE LOW MAINTENANCE REAR GARDEN EN-SUITE SHOWER ROOM DRIVEWAY PARKING HOME OFFICE STUDIO CLOSE TO A RANGE OF AMENITIES











Entrance Porch Family Room

Open Plan Kitchen/ Dining Room

Galleried Landing Bedroom 1 En-Suite Shower Room

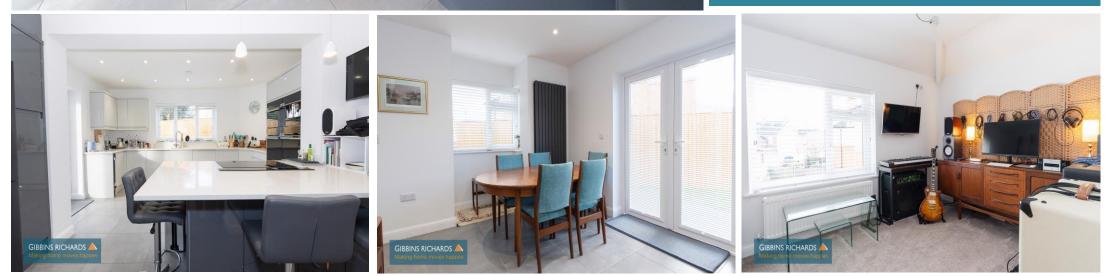
Bedroom 2

Bedroom 3 Bedroom 4 Family Bathroom

Outside

6' 5'' x 3' 7'' (1.95m x 1.09m) 17' 2'' x 11' 7'' (5.23m x 3.53m) Feature brick fire surround with wood burning stove. 30' 0'' x 14' 3'' reducing to 9'8" (9.14m x 4.34m) Open Plan Kitchen 17' 1'' x 14' 3'' reducing to 11'2" (5.20m x 4.34m) Incorporating breakfast dining area. Double French doors opening to garden. Open Plan Dining 11' 5'' x 9' 8'' (3.48m x 2.94m) Double French doors opening to garden. Storage Cupboard. Access to loft. 14' 4'' x 9' 6'' (4.37m x 2.89m) 7' 6'' x 2' 8'' (2.28m x 0.81m) Walk-in shower. 13' 4'' reducing to 10'4" x 8' 8'' (4.06m x 2.64m) 11' 10'' x 9' 0'' (3.60m x 2.74m) 8' 11" x 8' 5" (2.72m x 2.56m) 6' 8'' x 6' 7'' (2.03m x 2.01m)

Paved driveway with off street parking and side access to main garden. Lazy lawn and patio areas with raised beds. Garden/Home Office 11' 4" x 9' 2" (3.45m x 2.79m) adjoining storage shed 9' 2" x 5' 5" (2.79m x 1.65m).





GARDEN ROOM



1ST FLOOR



GROUND FLOOR



Whils every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comos and any other terms 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 service's systems and applicates shown have not bene tested and no guarantes as to their openability or efficiency can be given. Mode with Netropic X6204

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.

We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit in on timore than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a

Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

50 High Street, Taunton, Somerset TA1 3PR Tel: 01823 332828 Email: tn@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk