



GIBBINS RICHARDS  
Making home moves happen

Havelock Cottage, 2 Greenway Road, Taunton TA2 6LB  
**£234,950**

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Havelock Cottage is a detached two-bedroom character period home, believed to be one of Taunton's oldest residences, dating back to the 16th century. Offered with no onward chain, it combines historic charm with generously sized rooms, a south-facing main garden, and a small rear courtyard. The property is conveniently located within a short walk of Taunton town centre and just 5 minutes from the train station.

Inside, the cottage is full of character, featuring exposed beams, an inglenook fireplace with log burner, and vaulted first-floor ceilings. The ground floor provides a spacious open plan sitting/dining room, a versatile second reception room ideal as a study, breakfast room or snug, a separate kitchen, utility area, and a cloakroom with W/C, along with access to the rear garden. Upstairs are two spacious double bedrooms and a family bathroom with both bath and separate shower.

While some updating would enhance the property, it offers an excellent opportunity to create a unique home. Modern benefits include gas central heating, double glazing, and freehold tenure.

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

- DETACHED COTTAGE
- CIRCA 16TH CENTURY
- TWO LARGE DOUBLE BEDROOMS
- LARGE UPSTAIRS BATHROOM WITH SEPARATE SHOWER
- SOUTH FACING ENCLOSED PATIO GARDEN
- FULL OF CHARACTER FEATURES
- INGLENOOK FIREPLACE
- WOOD BURNING STOVE
- CONVENIENT LOCATION







Entrance	From the front garden and leads to;
Cloaks Area	8' 2" x 6' 1" (2.50m x 1.85m)
Dining Area	12' 9" x 9' 6" (3.88m x 2.89m) With inglenook fireplace, exposed beams and window seat. This is open plan to;
Sitting Room	15' 8" x 10' 2" (4.77m x 3.10m) With original timber beams to the dividing wall and fireplace.
Study / Breakfast Room	10' 6" x 10' 3" (3.20m x 3.12m) With two Velux windows and a door to the rear garden.
Kitchen	13' 7" x 12' 5" (4.14m x 3.78m) overall measurement.
Utility Room and WC	7' 3" x 4' 10" (2.22m x 1.48m)
First Floor Landing	
Bedroom 1	16' 7" x 12' 9" (5.05m x 3.88m) Fireplace, exposed beam and a walk-in wardrobe.
Bedroom 2	16' 7" x 10' 8" (5.05m x 3.24m)
Bathroom	10' 7" x 7' 0" (3.22m x 2.13m) Four piece suite.
Outside	The front garden is south facing and is laid to patio and has mature hedging and fencing to create privacy. The rear garden is a private space, laid to gravel with small store shed and rear access.



GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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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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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