



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;

8' 2" x 6' 1" (2.50m x 1.85m)

Cloaks 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.





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