



23 Greenway Crescent

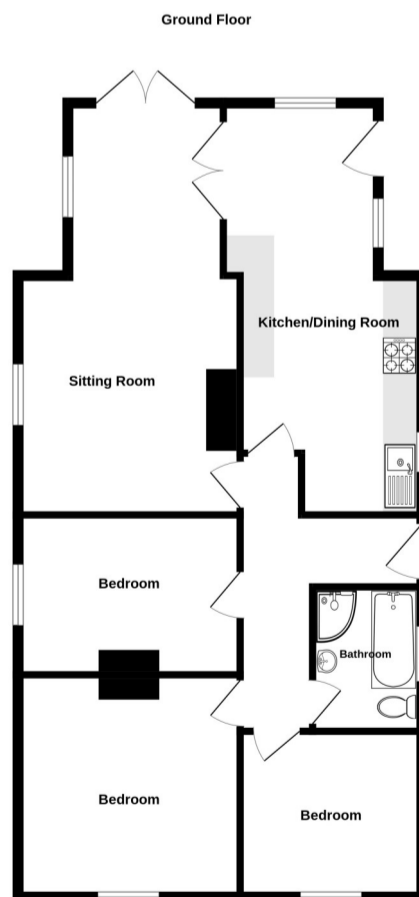
Taunton, TA2 6NG

£325,000 Freehold



**Wilkie May
& Tuckwood**

Floor Plan



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. Made with Metropix 02024

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& Tuckwood**

GROUND FLOOR: ENTRANCE HALLWAY, SITTING ROOM: 22'2" x 11'9" max (6.75m x 3.58m max), KITCHEN/DINING ROOM: 22'9" x 8'3" max (6.93m x 2.51m max),

BEDROOM ONE: 12'3" x 11'9" max (3.73m x 3.58m max), BEDROOM TWO: 11'8" x 8'6" max (3.55m x 2.59m max), BEDROOM THREE: 9'8" x 8'9" (2.94m x 2.66m),

BATHROOM: 7'8" x 5'8" (2.33m x 1.72m)

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Description

Offered to the market with vacant possession and no onward chain, is this three bedroom detached bungalow situated in a popular residential location close to amenities.

The property is warmed via a mains gas fired central heating system and is uPVC double glazed throughout.

Externally, there is a private rear garden which is laid predominantly to lawn, and a gated driveway providing off road parking for one vehicle to the front.

- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Mains Gas Fired Central Heating
- uPVC Double Glazed
- Enclosed Rear Garden
- Gated Driveway



The accommodation comprises in brief; double glazed front door leading into an entrance hallway with doors providing access into all rooms and a loft hatch. The kitchen/dining room is a good size and offers a selection of matching wall and base storage units with hardwood work surfaces above, integrated four ring gas hob with extractor fan, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, and space for a fridge/freezer. The sitting room is a light and airy room and has uPVC French doors providing access into the rear garden.

There are three bedrooms, the main bedroom having integrated wardrobes. The accommodation is completed with a bathroom comprising low level wc, wash hand basin, panelled bath and shower cubicle. Externally, the rear garden is private and not overlooked. The garden is laid predominantly to lawn with a selection of mature flower and shrub borders. There is a timber shed and area of patio. To the front of the property there is a smaller area of garden and a gated gravel driveway providing off-road parking for one vehicle.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/waving.tent.moving

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely available with O2; voice only like available with Vodafone. Outdoor—voice & data likely available with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared May 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

⁸ Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.



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