



85 Greenway Road

Taunton, TA2 6LD
£229,950 Freehold


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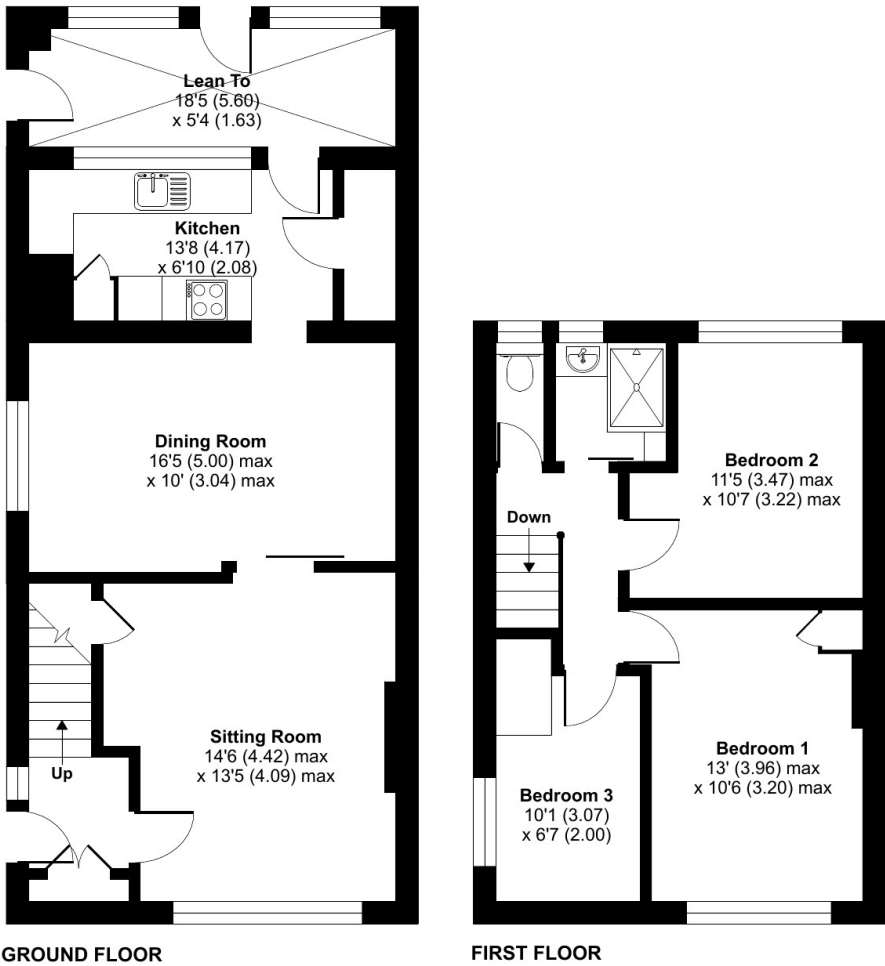
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Wilkie May
& Tuckwood

Floor Plan

Greenway Road, Taunton, TA2

Approximate Area = 1064 sq ft / 98.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1371892

Description

Conveniently located within easy reach of Taunton Railway Station and close to local amenities, schools, and the town centre, this three bedroom end of terrace family home offers excellent potential.

In need of some modernisation, the property provides spacious accommodation which is arranged over two floors and benefits from a mains gas fired central heating system.

Outside, there is a private, low maintenance rear garden. A pedestrian footpath provides access to a block of garages, with one allocated to the property. Offered to the market with vacant possession and no onward chain.

- End Of Terrace House
- Three Bedrooms
- Some Modernisation Required
- Mains Gas Fired Central Heating
- Single Garage (In A Block)
- Vacant Possession
- No Onward Chain



The accommodation comprises in brief; front door opening into the entrance hallway with a large storage cupboard, stairs rising to the first floor, and a door through to the living room. The living room features a large window overlooking the front, a gas fire, a useful understairs storage cupboard, and sliding doors leading into the dining room. The dining room enjoys a side aspect window and a door through to the kitchen. The kitchen has been recently refitted with a range of modern matching wall and base units, complemented by work surfaces above. Appliances include an integrated eye-level double electric oven, a four-ring electric hob with extractor fan over and an integrated fridge.

There is also space and plumbing for a washing machine and dishwasher. A generous walk-in pantry provides excellent additional storage. A lean-to to the rear offers useful utility space and direct access to the garden, as well as completing the ground floor accommodation. On the first floor, there are three bedrooms and a shower room fitted with a shower cubicle and wash hand basin, as well as a separate WC. Externally, the rear garden is designed for low maintenance, being laid mainly to paving with access to the front and a pedestrian pathway leading to a block of garages, one of which is allocated to the property.

WM&T



GENERAL REMARKS AND STIPULATIONS:

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

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

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

Property Location: w3w.co/composers.broken.torch

Council Tax Band: C

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

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

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

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

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We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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