



77 Greenway Road



STAGS

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Greenway Road, Taunton, TA2 6LD

An impressive three story Victorian house retaining many period features with off road parking and enclosed rear garden

- Three story Victorian house
- Five bedrooms and bathroom
- Fitted kitchen, utility and wc
- Enclosed rear gardens
- Freehold
- Retaining many period features
- Two reception rooms
- Off road parking
- Council Tax band C

Guide Price £380,000

SITUATION

Greenway Road is situated on the North outskirts of Taunton in a favoured residential area. Local facilities are available nearby and there is easy access to the town centre which is renowned for it's extensive range of shopping, educational and sporting facilities. There is also easy access to the M5 motorway. The property is close to the main line railway station with direct links to London Paddington in under two hours.

DESCRIPTION

77 Greenway Road is a particularly well presented three story Victorian terraced house which retains many original character features.



ACCOMMODATION

The larger than average accommodation includes a front door which opens through to an inner hallway with original tiled floor and cornicing, stairs to first floor, door to sitting room with ornate fireplace surround with inset real flame effect gas fire, front aspect double glazed window, original cornicing and picture rail. The dining room/second sitting room has a period fireplace, double doors opening out on to the rear garden and picture rail. The kitchen has been refitted with a range of blue Shaker style wall and base units with quartz work surfaces with sink, four ring gas hob with extractor hood over, space for American fridge freezer, dishwasher, exposed wooden floor, window to side and door through to the utility room which includes a range of units to match the kitchen, a Belfast sink, work tops, plumbing and space for washing machine, tiled floor and door to cloakroom with wc.

On the first floor there are three good sized bedrooms, the master bedroom having a range of built in wardrobes, front aspect double glazed sash window. There are two further bedrooms and a fitted bathroom suite with floor to ceiling tiled walls, freestanding bath, modern double shower cubicle, wc and washbasin.

On the second floor there are two further bedrooms one with a dormer window to the front

OUTSIDE

To the front of the property there is a brick paved parking area for two vehicles. In the rear garden there is a timber decking area leading on to a paved terrace surrounded by a plant and flower border and at the back of the garden is a timber built shed with double doors and single door providing useful storage.

SERVICES

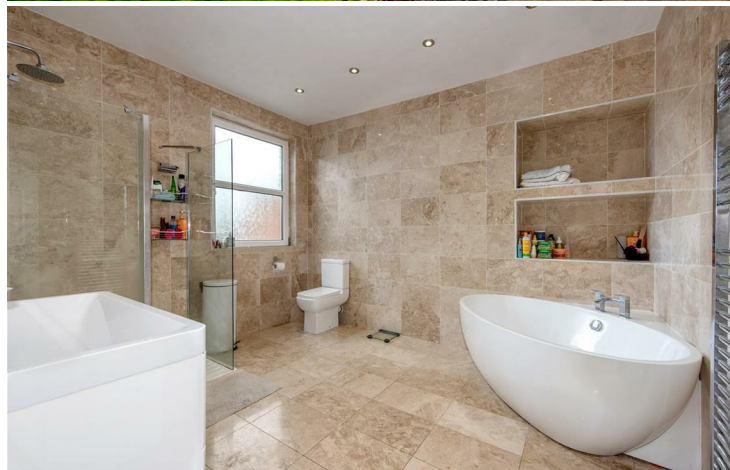
Mains drainage, gas, electricity, water. Gas fired central heating.

AGENT'S NOTE

The property benefits from an access to the rear of the property along the passageway to the left of the front door.

DIRECTIONS

Proceed out of Taunton along North Street and proceed over the bridge into Bridge Street, continue through the first set of traffic lights then turning right into Station Road, follow this road pass the railway station on the right hand side and at the next set of traffic lights continue left into St Andrews Road and left again in to Greenway Road and number 77 can be identified on the left hand side after a short distance just past the garage.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

5 Hammet Street, Taunton, TA1 1RZ

taunton@stags.co.uk
01823 256625

