





# welcome to

# **Greenway Road, TAUNTON**

Stunning Period Property. Extensive Home With Beautiful Features. Open Kitchen Diner with Snug Area. View Now - Hot Property!!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Porch**

#### **Entrance Hall**

#### Cloakroom

#### Lounge

14' 7" Into Bay x 12' 6" Max ( 4.45m Into Bay x 3.81m Max )

### **Dining Room Area**

12' 1" Max x 10' 8" Max ( 3.68m Max x 3.25m Max )

#### Kitchen Area

16' 7" Max x 14' 1" Max ( 5.05m Max x 4.29m Max )

## **Snug Room Area**

12' 10" Max x 9' 10" Max ( 3.91m Max x 3.00m Max )

### Landing (1st Floor)

#### **Bedroom 1**

14' 7" Into Bay x 12' 7" Max ( 4.45m Into Bay x 3.84m Max )

#### **En Suite**

#### **Bedroom Two**

11' 11" Max x 10' 8" Max ( 3.63m Max x 3.25m Max )

## Bedroom 3 (2nd Floor)

9' 5" Max x 6' Max ( 2.87m Max x 1.83m Max )

#### Bedroom 4 (2nd Floor)

9' 4" Max x 6' 7" Max ( 2.84m Max x 2.01m Max )

#### Bedroom 5 (1st Floor)

9' 11" Max x 7' 6" Max ( 3.02m Max x 2.29m Max )

#### **Bathroom**

#### Front Garden

#### Rear Garden

# welcome to

# **Greenway Road, TAUNTON**

- Beautiful 5 bedroom Character Home
- Stunning Features Throughout
- Enclosed Rear Garden
- High Standard Open Plan Kitchen Diner
- Council Tax Band C

Tenure: Freehold EPC Rating: D

£340,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/TAU107932



Property Ref: TAU107932 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01823 286161



taunton@fox-and-sons.co.uk



52 East Street, TAUNTON, Somerset, TA1 3NA



fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.