

FOR SALE

Guide Price £135,000

Greenway Road,



A first floor maisonette presented in superb decorative order throughout, offering 2 bedrooms, sitting room, kitchen/dining room, bathroom, double glazing, gas central heating, the property is situated ideal for the train station and town alike, available with no onward chain.

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm

Saturday 9.00am - 1.00pm

TRG Lawrence & Son, 4 Station Road, Taunton, Somerset TA1 1NH

www.trglawrenceandson.co.uk

Please respect the sellers privacy and do not make an approach by knocking on the door.

First Floor

Accommodation

Front door opening to:-

Entrance Hall

With stairs up to the first floor front door opening to:-

Sitting Room

c.12'7 x 11'3 (3.83m x 3.42m)

With a double glazed window to the front elevation, laminate floor, 2 radiators, display shelving, 2 wall lights and ceiling light, door way through to:-

Kitchen/Dining Room

c.14'2 x 10'10 (4.31m x 3.30m)

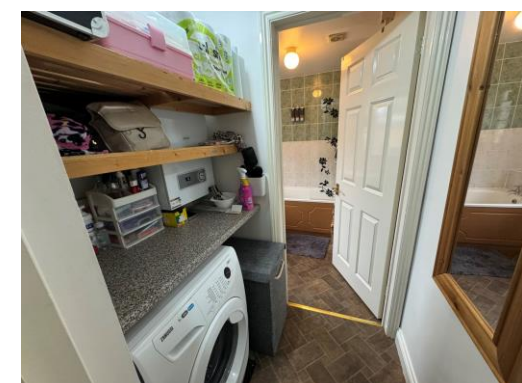
With double glazed patio doors to a roof-top balcony, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single drainer single bowl sink unit with mixer tap, 4 ring electric hob and extractor cooker hood over, built-in electric oven, radiator, laminate floor, space and point for a tumble dryer, tiling to splash prone areas, 6 spotlights, door through to:-

Inner Lobby

With a space and plumbing for a washing machine, display shelving, wall mounted gas boiler for the hot water and central heating, ceiling light, door to:-

Bathroom

With a double glazed window to the side elevation, a suite comprising of a bath with shower over, pedestal wash hand basin, close coupled WC, tiling to splash prone areas, radiator, extractor fan and ceiling light.



SECOND FLOOR

Second Floor Landing

With a ceiling light and doors to:-

Bedroom 1

C.13'6 max x 9'3 max plus door recess (4.11m x 2.81m)

With a double glazed Velux window to the rear elevation, laminate floor, radiator, 3 spotlights.

Bedroom 2

c.10' x 8'6 plus door recess (3.04m x 2.59m)

With a Velux window to the front elevation, radiator, 3 spotlights.

Council Tax Band: - B

Ground Rent and Maintenance: - £30.00 a month
With 999 years on lease from 2004

Construction: - Brick under a tiled roof with UPVC double glazing.

Utilities: - Mains electric, water, gas and drainage.

Flood Risk: - Surface water: - Low River and sea: -
Very low.

Primary School Catchment: - St Andrews Church
School.

Secondary School Catchment: - Taunton Academy.



Directions

Head out of Taunton Station Road, bare left at the lights into Greenway Road and the property will be found on your right hand side.

Please note the following:

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER THE SOLE TRADER TRADING AS TRG LAWRENCE & SON NOR ANY OF THEIR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

