

## FOR SALE

Guide Price £265,000

Greenway,



**A beautifully presented 3 bedroom family home, situated in a much sought-after village location, boasting a sitting room, a lovely kitchen, utility room, conservatory, family bathroom, double glazing, gas central heating, parking and a garden with a woodland area.**

**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](http://www.trglawrenceandson.co.uk)**

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

## Ground Floor

### Accommodation

Double glazed front door opening to:-

#### Entrance Hall

With a double glazed window to the front aspect, stairs to the first floor accommodation, ceiling light, door to:-

#### Sitting Room

c.18'10 9'11 (5.74m x 3.02m)

With a double glazed window to the front aspect, a electric focal point fire with decorative surround, television point, radiator, 2 ceiling lights, door to:-

#### Conservatory

c.9'8 x 9'1 (2.94m x 2.76m)

With double glazed windows to the side and rear aspects, double glazed doors to the rear garden, wall mounted electric panel heater, feature tiled floor, ceiling light.

#### Kitchen

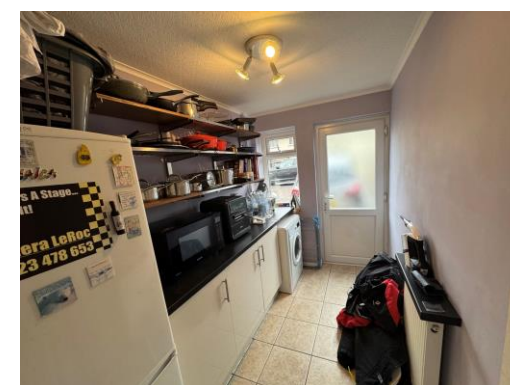
c.12' x 8'8 (3.65m x 2.64m)

With a double glazed window and door to the rear aspect, fitted units comprising both floor and wall mounted storage cupboards and drawers with working surfaces incorporating a 1&1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, tiling to splash prone areas, radiator, built-in dishwasher, door to:-

#### Utility Room

c.9'8 x 6' (2.94m x 1.82m)

With a double glazed door and window to the front aspect, floor standing storage cupboards with working surface over, space and plumbing for a washing machine, feature tiled floor, radiator, ceiling light.





## FIRST FLOOR

### Landing

With a ceiling light, doors to:-

### Bedroom 1

c.12'8 x 9' (3.86m x 2.74m)

With a double glazed window to the front elevation, airing cupboard housing a hot water cylinder, over stairs storage cupboard, ceiling light.

### Bedroom 2

c.9'11 x 8'8 (3.02m x 2.64m)

With a double glazed window to the front elevation, radiator, built-in wardrobe, ceiling light.

### Bedroom 3

c.9'10 x 6'1 (2.99m x 1.85m)

With a double glazed window to the rear elevation, radiator, ceiling light.

### Bathroom

With a double glazed window to the rear elevation, a suite comprising of a bath with shower over, vanity wash hand basin with storage under, tiling to splash prone areas, feature tiled floor, heated towel rail, 3 spotlights.

### Separate WC

With a double glazed window to the rear elevation, close coupled WC, radiator, ceiling light.

### Outside

To the front of the property there is a brick paved driveway providing parking for 2 vehicles, and the rear garden offers a raised patio, gravel seating areas, with a footbridge over to its own wooded area housing a variety of mature trees and shrubs.

Council Tax Band :- B

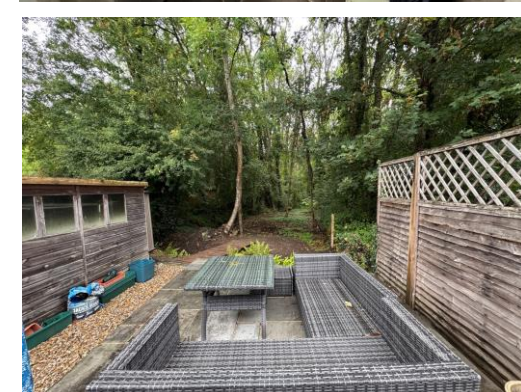
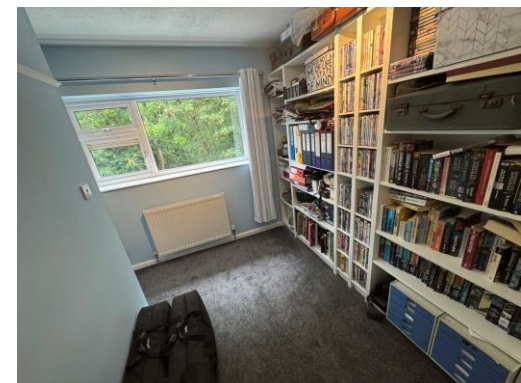
Construction :- Rendered brick under a tiled roof with double glazing.

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

Flood Risk :- Surface very low, river and sea very low.

Primary School Catchment :- Bishops Lydeard Church School.

Secondary School Catchment :- Kingsmead School.



## Directions

From Taunton head out on the Minehead Road, pass Norton Manor Camp and at the roundabout go straight over, at the next roundabout turn left and Greenway 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.

