



FOR SALE

Guide Price £395,000

Greenway Road, Taunton



This 5 bedroom semi-detached masterpiece fuses timeless character with sleek, modern living, move straight into your new lifestyle, from the jaw-dropping kitchen dining hub designed for unforgettable entertaining to your private en-suite bedroom, with off-street parking, and an easy-care garden.





Step into your dream family home on Greenway Road, Taunton! This stunning, exceptionally generous five-bedroom semi-detached residence perfectly blends classic character with modern family living, and it comes with the ultimate buyer's bonus: no onward chain for a fast, stress-free move.

Impeccably presented with beautiful decoration throughout, this property offers an expansive layout designed to handle the demands of busy family life with ease.

The Ultimate Entertaining Hub: A gorgeous, light-filled kitchen and dining room that acts as the heart of the home, perfect for everything from quick morning coffees to hosting unforgettable dinner parties.





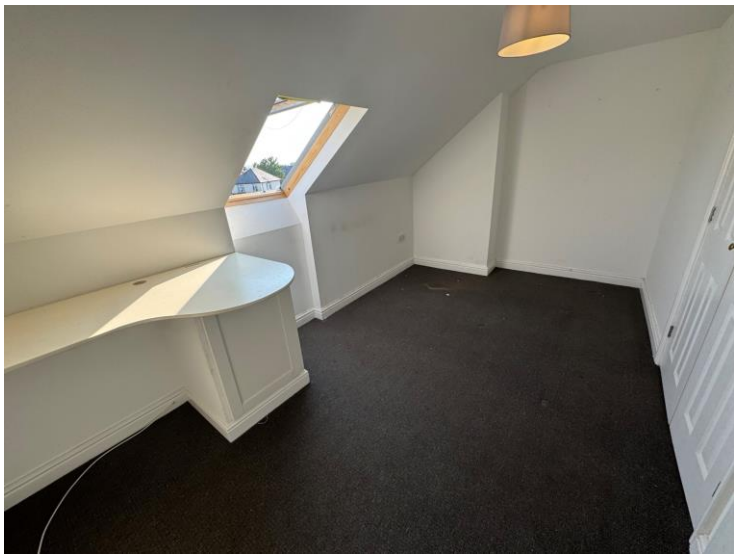
Five generous bedrooms: No more fighting over rooms! This property boasts five versatile, well-proportioned bedrooms offering endless space for children, guests, or a dedicated home office.

Private Principal Suite: Escape to your own peaceful sanctuary in the main bedroom, complete with a sleek, private en-suite shower room.

Zero Chain Hassle: Ready to pack your bags? With no onward chain, you can bypass lengthy property chain delays and move straight in.

Stress-Free Parking: Forget the frustration of searching for a space, enjoy the convenience of dedicated parking right at your doorstep.





Easy-Care Outdoor Living: The low-maintenance rear garden gives you the perfect backdrop for weekend BBQs and relaxation without the headache of endless mowing and weeding.

Situated in one of Taunton's most highly sought-after residential pockets, you are perfectly placed for everyday convenience. Premier local schools, parks, and essential amenities are all within easy reach, while Taunton Train Station is just a short distance away, making your morning commute or weekend trips completely effortless.



Sitting Room c.17'1 x 13'11

(5.20m x 4.24m)

Kitchen/Dining Room c.19'6 x

16'7 (5.94m x 5.05m)

Utility Room c.12'6 x 5'2 (3.81m

x 1.57m)

Bedroom c.11'5' x 9'3 (4.57m x

2.81m)

Bedroom 2 c.17' x 11'11 (5.18m

x 3.63m)

Bedroom 3 c.12'1 x 10'1 (3.68m

x 3.07m)

Bedroom 4 c.16'6 x 8'4 (5.02m x

2.54m) sloping ceilings

Bedroom 5 c.16'3 x 8'4 (4.95m x

5.45m) sloping ceilings

Council Tax Band :- E

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

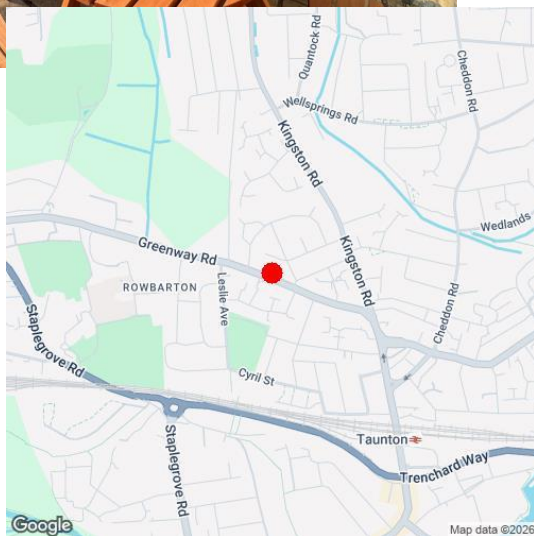
Construction :- Brick under a
tiled roof with double glazing.

Primary School Catchment :- St
Andrews Primary School.

Secondary School Catchment :-
Taunton Academy.

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





Directions

From TRG Lawrence & So office proceed along Station Road, pass the station on your right and at the traffic lights follow the road round to the left into Greenway Road, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Greenway Road, Taunton

AWAITING FLOORPLAN

Viewing strictly by appointment call 01823 336 103

Monday - Friday 9.00am - 5.30pm
Saturday 9.00am - 4.00pm

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.

