

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24 per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: 8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.

Mobile Phone Coverage: <https://www.ofcom.gov.uk/mobile-coverage-checker>

Flood Risk: Rivers & Sea—very low. Surface water—very low.

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 900 Mbps upload speed.

Council Tax Band: D

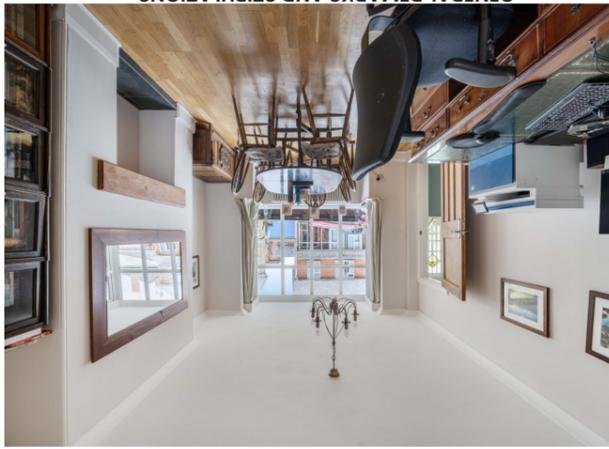
Property Location: [www3.co/lungs.cabin.battle](http://www3.co/lungs.cabin.battle)

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

GENERAL REMARKS AND STIPULATIONS:



64 Greenway Crescent

Taunton, TA2 6NH

£385,000 Freehold

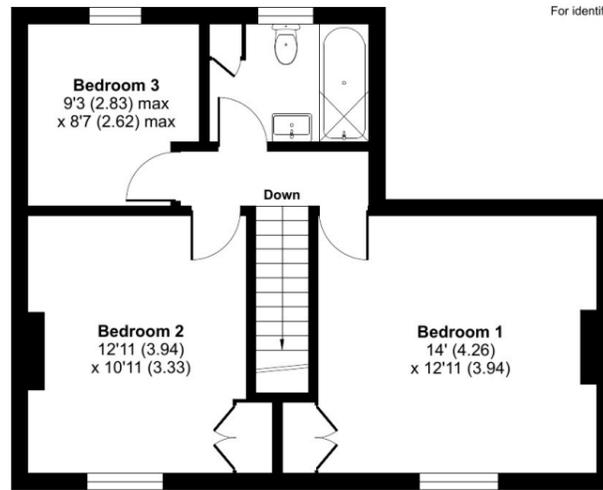


Wilkie May & Tuckwood

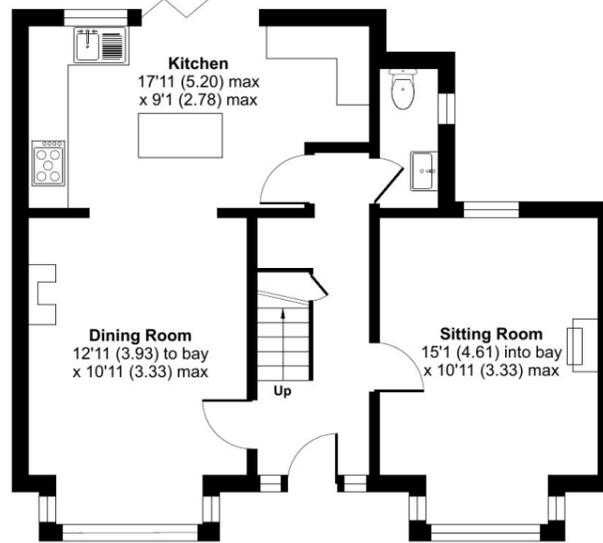
# Floor Plan

## Greenway Crescent, Taunton, TA2

Approximate Area = 1121 sq ft / 104.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1341261

WM&T

## Description

A three bedroom older style detached family home with car port and parking alongside, set to the North of Taunton town centre.

The property, which is ideally situated for ease of access to Taunton railway station for commuters and within easy reach of Taunton School.

The property itself benefits from uPVC double glazing and mains gas fired central heating and offers spacious accommodation that is arranged over two floors.

- Detached
- Three Bedrooms
- Two Reception Rooms
- uPVC Double Glazing
- Off-Road Parking
- Ideally Situated For Commuters



Internally, a front door leads into entrance hall with staircase rising to first floor. There is a generous size living room with bay window giving aspect to the front and wood burning stove. A separate dining room merges into a stylish modern fitted kitchen comprising of a range of matching wall and base units, work surfaces and tiled splashbacks, inset Belfast sink, space for range cooker, space for tall fridge/freezer, washing machine and dishwasher as well as bi-fold doors to the outside and an island unit. A useful cloakroom completes the ground floor.

To the first floor are three bedrooms (bedrooms one and two with fitted wardrobes) and a three piece white family bathroom comprising of wc, wash hand basin and bath with shower over completes the accommodation. Externally, the rear garden is fully enclosed by timber fencing with an area of timber decking adjoining the rear of the property. The main garden is laid to lawn with mature borders.

WM&T