



FOR SALE

Guide Price £279,950

Greenway Road,



A Victorian charm, open-flow living, move-in ready.

3-Bed Victorian Character Home in Prime Taunton Location

Step into this beautifully presented, turnkey Victorian semi-detached home, perfectly blending timeless period character with sleek modern living. Step through the hallway into a bright, welcoming sitting room and then a formal dining room ideal for entertaining. A clever, dedicated study recess provides the ultimate work-from-home corner.

The heart of the home is the spectacular kitchen/breakfast room, flooded with natural light and opening directly onto a private, fully enclosed cottage-style garden. The ground floor also features a stylish, contemporary shower room. Upstairs, you will find three beautifully proportioned bedrooms and a convenient guest WC. Complete with full many original period features, double glazing and efficient gas central heating, this immaculate family home requires absolutely no work—just move in and enjoy.





Accommodation
Front door opening to:-

Entrance Hall

With a radiator, stairs to the first floor accommodation, coving to the ceiling, ceiling light, door to:-

Sitting Room

c.13'10 x 11'4 (4.21m x 3.45m)

With a triple glazed bay window to the front aspect, 3 radiators, gas real flame fire with decorative surround, television point, coving to the ceiling, ceiling rose with a ceiling light.

Dining Room

c.12'3 x 12'1 (3.73m x 3.68m)

With a feature brick fireplace with decorative surround, under stairs storage cupboard, radiator, ceiling light, open plan through to:-

Study Area

c.5'11 x 4'8 (1.80m x 1.42m)

With a skylight window, wall light and door to:-

Shower Room

With a double glazed window to the rear aspect, a suite comprising of a double shower cubicle, vanity wash hand basin with storage under, close coupled WC, heated towel rail/radiator, extractor fan, 4 spotlights.





Kitchen/Breakfast Room

c.21'1 x 8'1 (6.42m x 2.46m)

With double glazed patio doors opening to the rear garden, fitted units comprising both floor and wall mounted storage cupboards and drawers, with working surfaces incorporating a single bowl stainless steel sink unit with mixer tap, built-in electric double oven and 4 ring gas hob with extractor cooker hood over, built-in microwave, fridge and freezer, space and plumbing for a dishwasher and washing machine, 8 spotlights and ceiling light.



Landing

With access to the loft space, built-in storage cupboard, doors to:-

WC

With a double glazed window to the side elevation, a pedestal wash hand basin, close coupled WC, storage cupboard housing the wall mounted gas boiler for the hot water and central heating, ceiling light.



Bedroom 1

c.12'4 x 11'10 (3.75m x 3.60m)

With 2 double glazed windows to the front elevation, built-in wardrobes, radiator, ceiling light.

Bedroom 2

c.12'4 x 9'4 (3.75m x 2.84m)

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

Bedroom 3

c.8' x 7'11 (2.43m x 2.41m)

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



Outside

The property benefits from a raised lawn to the front of the with steps giving access to the front door, the rear garden is fully enclosed and beautifully laid to a patio area, with steps to a raised lawn and numerous flowerbeds housing a variety of mature trees, shrubs and flowers, there is also the benefit of the rear access, outside water supply, lighting and outside power supply.

Council Tax Band: - B

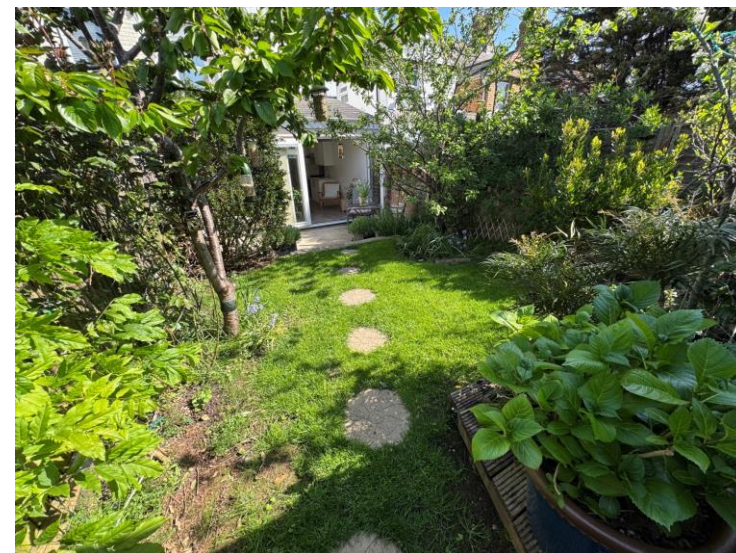
Utilities: - Mains electric, gas, water and drainage.

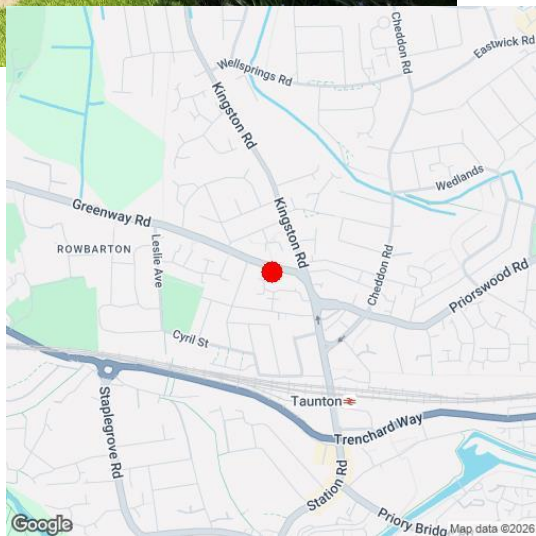
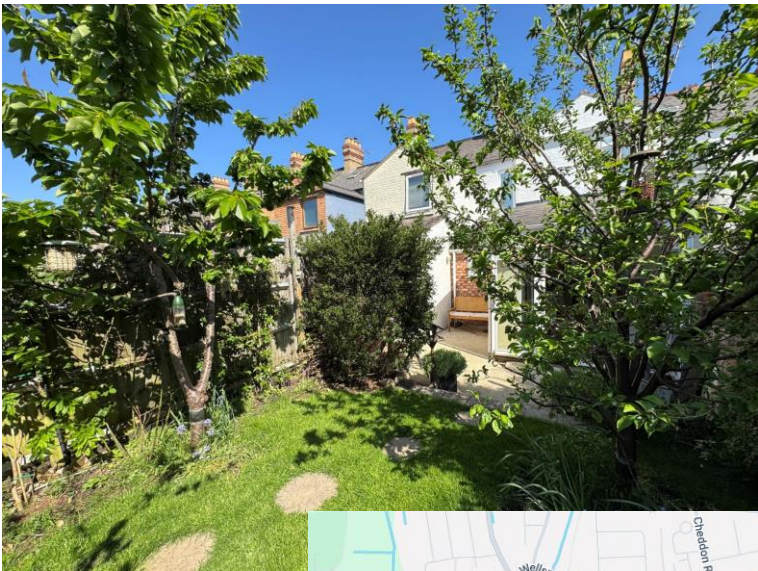
Construction: - Brick under a tiled roof with double glazing.

Primary School Catchment: - St Andrews Church School.

Secondary School Catchment: - The 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 left 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.

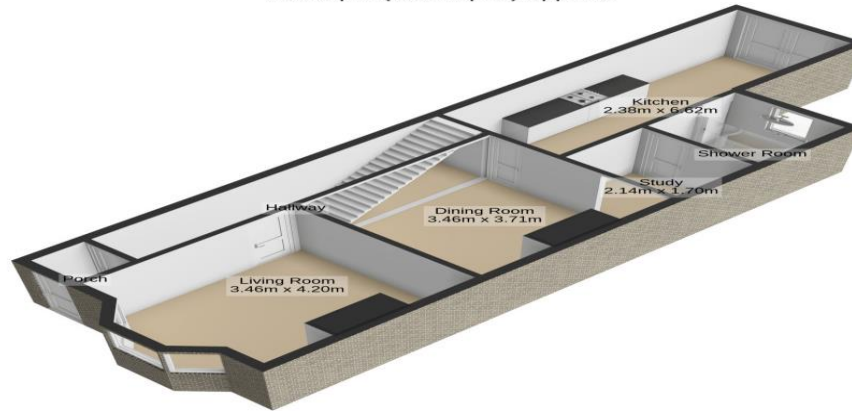
To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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.

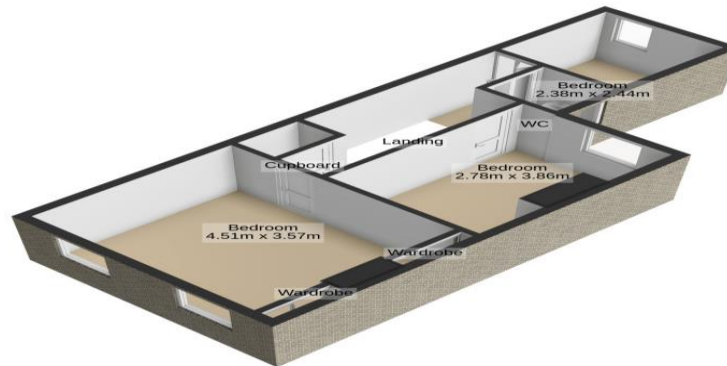
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Greenway Road, Taunton

Ground Floor
626 sq.ft. (58.2 sq.m.) approx.



1st Floor
463 sq.ft. (43.0 sq.m.) approx.



Total Floor Area : 1089 sq.ft. (101.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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.

