

for sale

guide price **£265,000**



## Greenway Crescent Taunton TA2 6NH

**NO ONWARD CHAIN!** A spacious **THREE** Bedroom **SEMI-DETACHED HOME** in the popular **ROWBARTON** area, close to Taunton's **TOWN CENTRE** and **TRAIN STATION**. Featuring ample **DRIVEWAY** parking and a **GENEROUS** garden.



# Greenway Crescent Taunton TA2 6NH

## Auctioneer's Comments

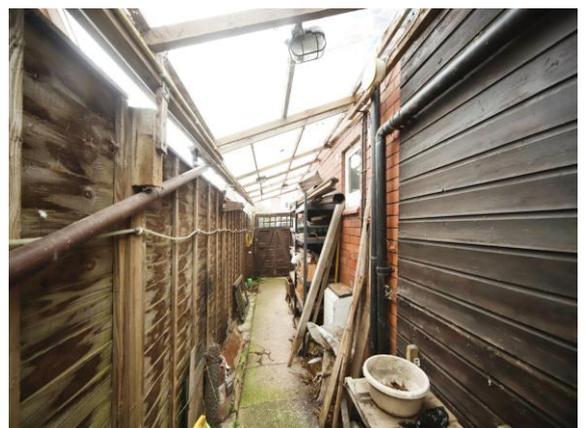
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

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## Front Door



Leading to...

## Entrance Hall

Entrance hall with doors leading into the accommodation and stairs rising to the first floor.

## Lounge

A well-proportioned lounge featuring a front-facing bay window. The room offers a comfortable space for relaxing and entertaining, complemented by a feature gas fire as a focal point.

## Dining Room

A cosy, characterful dining room with a bright front-facing window, exposed timber beams and a feature fireplace with a log burner. The room also benefits from integrated storage.

## Kitchen

The kitchen benefits from a generous run of worktops and a sink set beneath a wide window overlooking the rear. Fitted with a range of base units, open shelving and useful storage, the kitchen also offers space for freestanding appliances.

## Utility Room

A handy utility room providing additional storage and space for laundry appliances. Well placed for day-to-day use, it features a door through to the conservatory and a further door giving direct access to the rear garden.

## Conservatory

A spacious conservatory providing a bright additional living area with wraparound glazing and views over the rear garden. Ideal as

a sitting room or garden room, it also benefits from an electric heater for added comfort.

## First Floor Landing

Landing with access to the loft space, a rear-facing window overlooking the garden and doors leading into...

## Bedroom One

A well-proportioned bedroom with a pleasant outlook from the window and good space for a bed and freestanding furniture. The room also benefits from useful built-in storage.

## Bedroom Two

A comfortable second double bedroom featuring an original fireplace which adds character and a lovely focal point. The room also benefits from a window providing natural light and useful space for freestanding furniture and storage.

## Bedroom Three

Another double bedroom, ideal as a child's room, study or hobby space, with a window providing natural light. The room features a characterful sloping ceiling and benefits from extensive fitted shelving and storage.

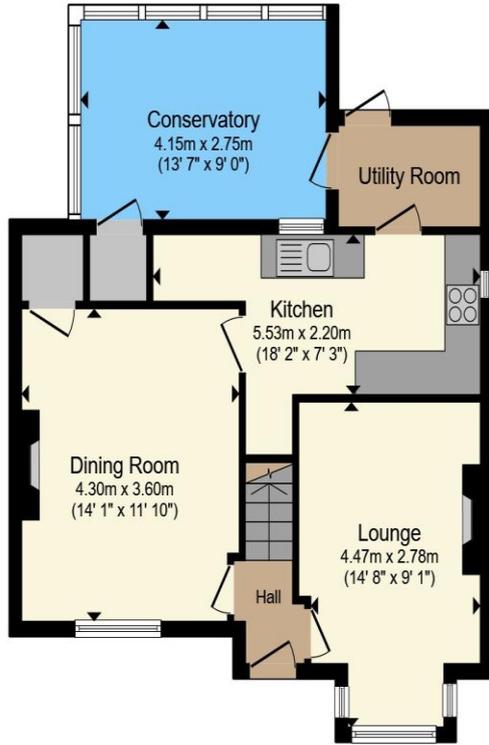
## Shower Room

A well-appointed shower room featuring an electric shower within an enclosed cubicle, along with a wash hand basin and WC. Finished with tiled walls, it also benefits from useful storage and an obscured window providing natural light and ventilation.

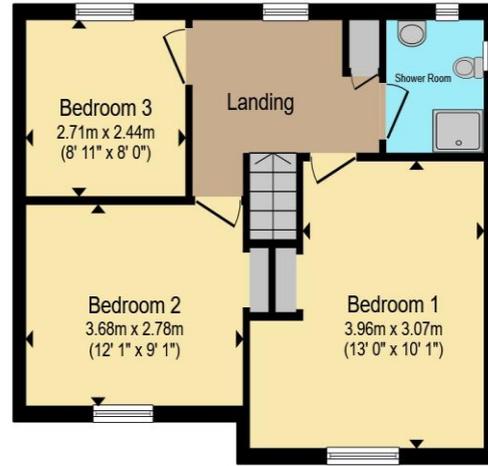
## Outside

### Rear Garden





**Ground Floor**



**First Floor**

Total floor area 104.6 m<sup>2</sup> (1,126 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: TTN313482 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

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