



GIBBINS RICHARDS 
Making home moves happen

19 Greenway Crescent, Taunton TA2 6NG
£389,950

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A beautiful extended three/four bedroomed semi-detached home situated in a sought-after residential area at the end of a quiet cul-de-sac. The accommodation includes an entrance hall and an impressive ground floor extension featuring a spacious kitchen/dining/family room with large bi-fold doors leading to a peaceful garden, study/bedroom, utility room and shower room, complemented by a separate sitting room in the original part of the house. Upstairs, there are three bedrooms and a family bathroom. Externally, the property enjoys a corner plot garden and driveway parking for one car.

Tenure: Freehold / Energy Rating: D / Council Tax Band: B

This spacious and impressively upgraded home has been significantly extended on the ground floor to create a superb open-plan kitchen/dining/family room, complete with bifolding doors to the garden. The contemporary kitchen is finished with quartz worktops, a double oven, induction hob and integrated dishwasher. Additional ground floor accommodation includes a dedicated home office/bedroom, a sitting room, utility room and a modern shower room, providing excellent flexibility for family living. Greenway Crescent enjoys a highly convenient location close to Taunton School and the mainline intercity railway station, with the scenic Quantock Hills just a short drive away and Taunton's town centre amenities within easy reach.

BEAUTIFUL SEMI-DETACHED HOME
THREE/FOUR BEDROOMS
IMPRESSIVE GROUND FLOOR EXTENSION
DOWNSTAIRS SHOWER ROOM
UPSTAIRS BATHROOM
GROUND FLOOR STUDY
UTILITY ROOM
DRIVEWAY PARKING
QUIET CUL-DE-SAC POSITION
APPROXIMATELY 1331 SQ FT (123.7 SQ.M)

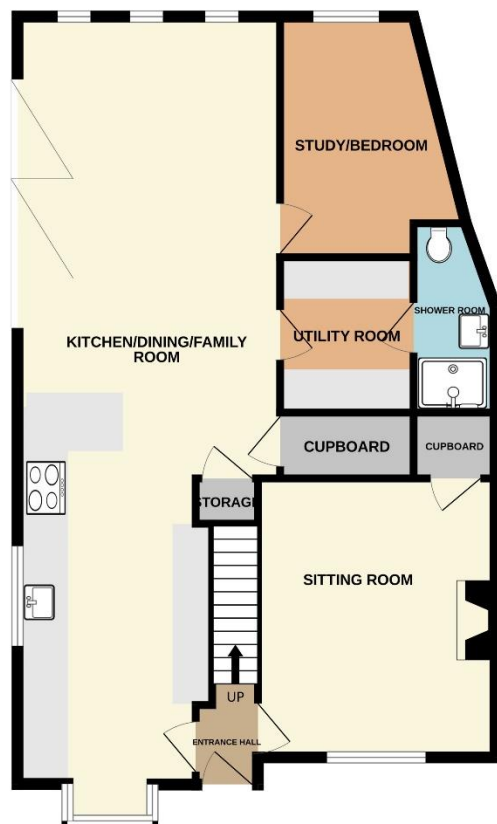




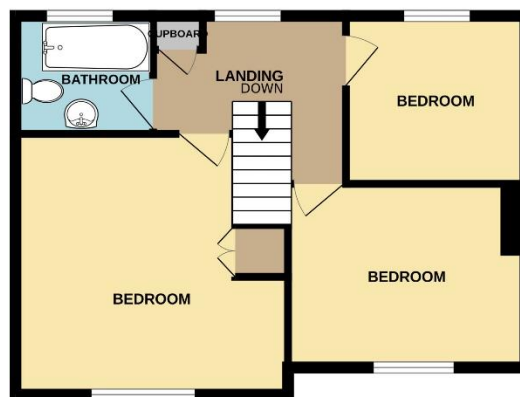
Entrance Hall	13' 1" x 3' 1" (3.98m x 0.95m) Stairs to first floor.
Sitting Room	13' 11" x 11' 11" (4.25m x 3.62m) Storage cupboard.
Kitchen/Dining/ Family Room	40' 3" x 13' 1" (12.26m x 4.00m) Bi-folding doors opening to the rear garden. Boiler cupboard. Storage cupboard.
Study	12' 0" x 9' 3" (3.67m x 2.83m)
Utility Room	7' 9" x 6' 8" (2.37m x 2.04m)
Shower Room	9' 6" x 4' 1" (2.89m x 1.25m)
First Floor Landing	12' 5" x 9' 8" (3.79m x 2.94m)
Bedroom 1	13' 8" x 13' 1" (4.16m x 3.98m)
Bedroom 2	11' 11" x 9' 2" (3.62m x 2.80m)
Bedroom 3	9' 0" x 8' 5" (2.74m x 2.56m)
Bathroom	6' 11" x 5' 11" (2.10m x 1.80m)
Outside	Corner plot garden and driveway parking for one car.



GROUND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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