



Greenway Crescent | | Taunton | TA2 6NG

£295,000



WILSONS
ESTATE AGENTS

Nestled in the charming area of Greenway Crescent, Taunton, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With a generous living space of 840 square feet, this extended property is ideal for families or those seeking a peaceful retreat.

The bungalow features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Constructed in the 1930's, this home boasts character and charm, with the potential for modernisation to suit your personal taste. The property is set in a tranquil neighbourhood, making it an excellent choice for those who appreciate a serene environment while still being close to local amenities.

The bath/shower room is conveniently located, ensuring ease of access for all residents. The outdoor space surrounding the bungalow offers opportunities for gardening or simply enjoying the fresh air.

This property is not just a bungalow; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising property, this bungalow in Greenway Crescent is a wonderful opportunity not to be missed.

Living Room

This welcoming living room is a bright and spacious space that features a large window and French doors opening out onto the garden, allowing plenty of natural light to flood in. Neutral walls and carpeting create a warm, inviting atmosphere and provide a blank canvas for personal decoration.

Kitchen/Dining room

The kitchen is neatly designed with light cream cabinetry accented by wooden handles and work surfaces. It includes integrated appliances such as an oven and hob, with an extractor hood overhead as well as a fridge/freezer. The tiled splashbacks in a mix of neutral shades add visual interest, and there is ample space for food preparation as well as storage. The layout allows for practical use with a window and side door providing good ventilation and access.

Bathroom

The bathroom provides a practical, tiled space featuring a white suite including a bathtub, a pedestal washbasin, a toilet, and a separate shower enclosure. The cream and beige tiling creates a clean and neutral backdrop, while the inclusion of a window allows natural light in and ventilation.

Bedroom 1

This bedroom is softly decorated with neutral walls and carpet, benefiting from a good-sized window that fills the room with natural light. It offers a peaceful space with enough room for essential bedroom furniture and storage.





Bedroom 2

This second bedroom features a neutral décor with a large window and carpeted floor, offering a comfortable and functional space. It has good natural light and a layout well suited to a variety of furniture arrangements.

Bedroom 3

This smaller bedroom is ideal for a child's room, guest room, or home office. It is bright and airy with a window, neutral walls, and carpeting. The space is practical and cosy with enough room for essential furnishings.

Front Exterior

The property is a semi-detached bungalow with traditional red brick exterior walls and a tiled roof. There is a paved driveway to the side providing off-street parking, and the front garden is laid with gravel for low maintenance. The frontage includes large windows and a central front door beneath a simple porch area.

Rear Garden

The garden stretches out to a generous length, enclosed by fencing with a central paved path leading to a garden shed. It is mainly laid to grass with wildflowers adding colour and charm. The space offers a private and peaceful outdoor area ideal for gardening, relaxing, or entertaining.

Material information

Part A Material Information

Council Tax: C

Tenure: Freehold

Part B Material Information

Water: Mains

Heating: Gas Mains

Sewerage: Mains

Electricity: Mains

Mobile coverage & Broadband coverage: <https://checker.ofcom.org.uk/> - Internet connection: Ftp

Internet speed: upto 1000mbps

Mobile coverage: Good outdoors and indoors with EE, O2, Three & Vodafone

Parking: driveway

Construction: brick built with a tiled roof

Part C

Flood & erosion risk <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Accessibility & adaptations N/A

Coal field & mining N/A

Service charges N/A

Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.



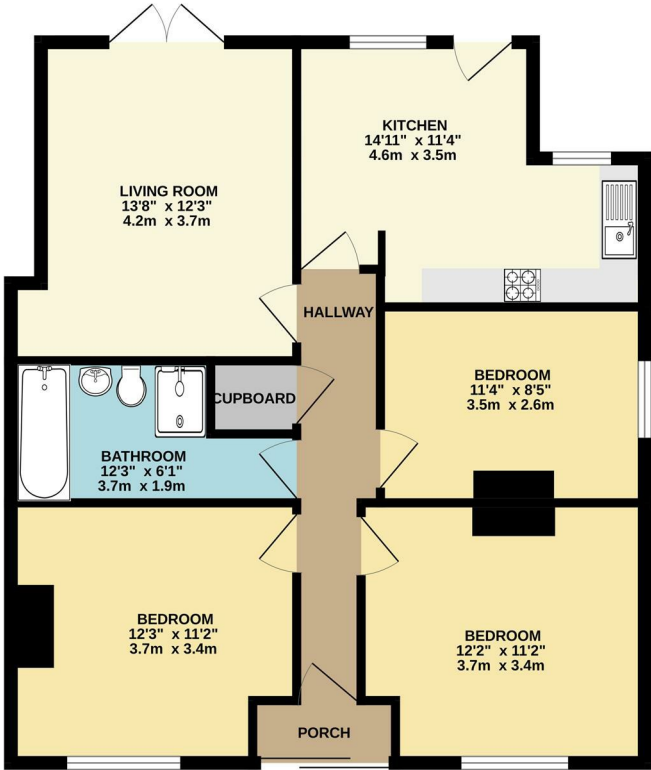
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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Council Tax Band C EPC Rating D

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