



FOR SALE

Guide Price £300,000

Greenway Road,



Greenway Road, Taunton

A stunning, beautifully presented Victorian family home, boasting 3 bedrooms, sitting room, dining room, study area, an outstanding kitchen/breakfast room, a lovely downstairs shower room, upstairs WC, double glazing, gas central heating and a fully enclosed cottage garden.





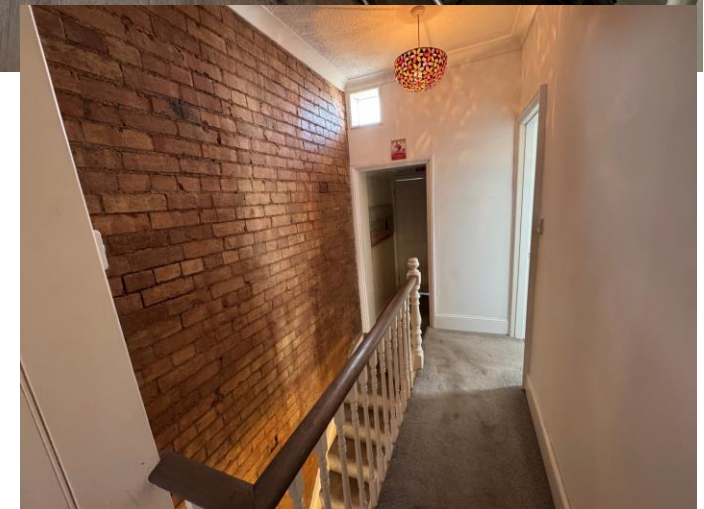
Accommodation
Front door opening to:-

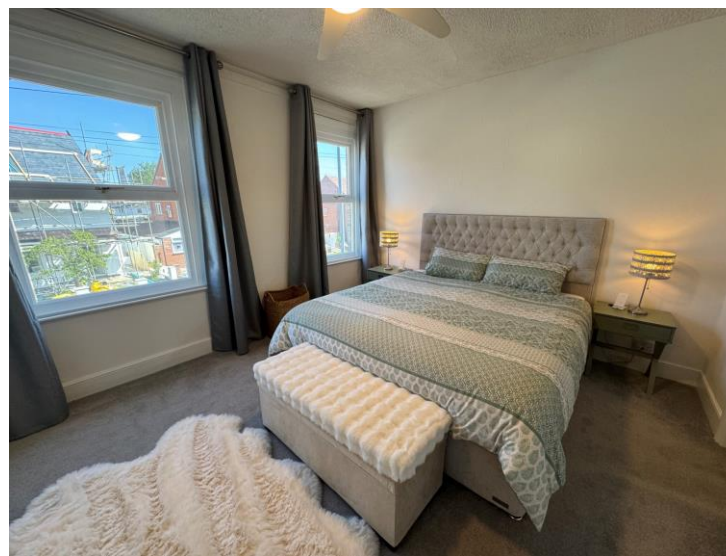
Entrance Hall
With a radiator, stairs to the first floor accommodation, coving to the ceiling, ceiling light, door to:-

Sitting Room
c.13'10 x 11'4 (4.21m x 3.45m)
With a double 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 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.

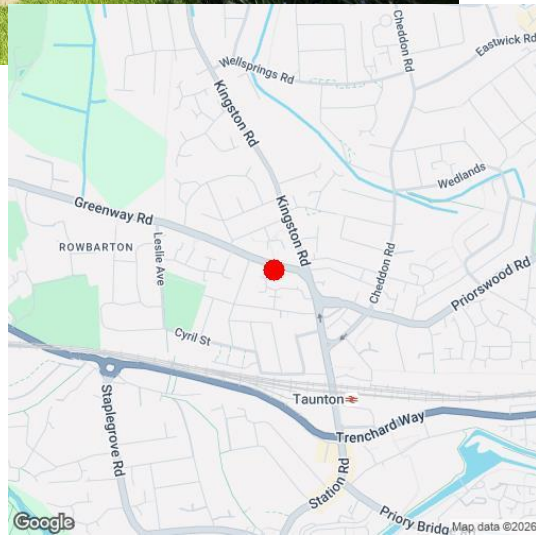
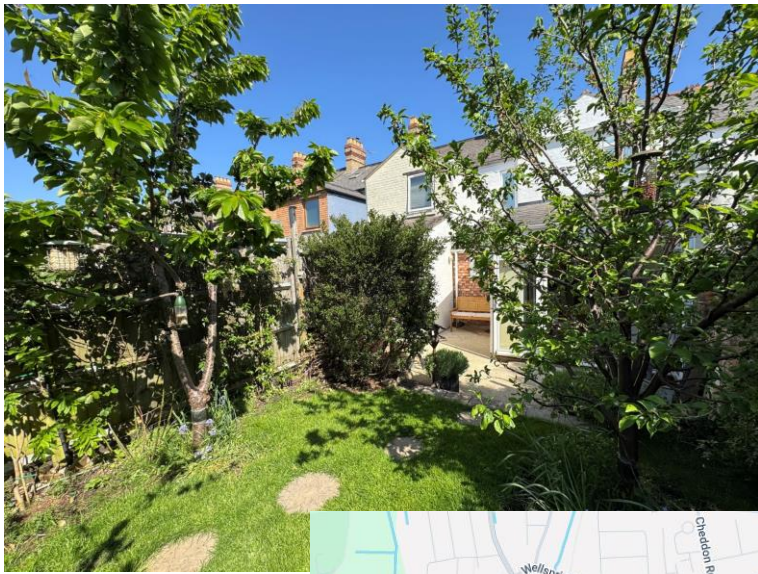
Primary School Catchment: - St Andrews Church School.

Secondary School Catchment: - The Academy.

Flood Risk: - Surface very low, river and sea very low.



AWAITING EPC



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.

Greenway Road, Taunton

AWAITING FLOORPLAN

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.

