



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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LOCATION

Taunton is the county town of Somerset with a population approaching 70,000. Its name comes from "the town on the River Tone" or Tone Town. The Normans built a castle in Taunton and in 1685 the Duke of Monmouth crowned himself King of England in the town. His rebellion was subsequently defeated at the nearby Battle of Sedgemoor and Judge Jeffreys led the Bloody Assizes in the Castle's Great Hall. The Grand Western Canal reached Taunton in 1839 and the Bristol and Exeter Railway in 1842.



FIND OUT MORE

Viewing by prior appointment:
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81 GREENWAY CRESCENT TAUNTON TA2 6NH

Looking for a good-sized family home that needs some work? How about this 1930's 3 bed semi? It's been extended to the rear and it has off-road parking and gardens. These houses don't come up for sale very often and it's also chain-free!

£270,000
freehold

TYPE

Semi-Detached House

BEDROOMS

3

RECEPTION ROOMS

2

BATHROOMS

2

OUTSIDE

Front & Rear Gardens

PARKING

Carport & Driveway

HEATING

Economy 7 Storage Heaters

ENERGY RATING

tbc



ROGER HEMMING'S VIEW...

This well-proportioned semi-detached house was constructed during the 1930's and it occupies a quiet cul-de-sac position in the popular northern suburbs of Taunton. Whilst it's perfectly liveable as it is as it has a brand new roof, some elements of the property are now perhaps a little tired, so there's plenty of scope for you to generally improve and redecorate the accommodation on offer. It has a double-glazed entrance lobby at the front that leads through to the main accommodation. There's a comfortable living room and a handy dining room with a kitchen and a utility conservatory at the rear. The living space has been extended at some time to create a useful ground-floor wet-room and loo. There are three first-floor bedrooms and a modern shower room upstairs as well. The heating has been upgraded with efficient high-heat retention night-storage heaters.

"We're always being asked for properties that need some work and there's ample scope to carry out some modernisation with this one. It's mainly redecoration though, as the house already has a new roof, modern heating and uPVC double-glazing."

WHAT THE AGENT SAYS

OUTSIDE

81 Greenway Crescent has level, enclosed front and rear gardens and the greenhouse and sheds are included in the sale. There's a car-port to the side of the house with driveway parking.

Taunton enjoys excellent lines of communication as the town lies on the Exeter to London Paddington mainline railway. Nearby Junction 25 of the M5 Motorway provides fast road access to Bristol, Bath and on westwards towards the holiday resorts of Devon and Cornwall. The town has a first class choice of schools, shops, businesses and leisure facilities. The coastal resorts of Sidmouth, Exmouth and Lyme Regis are all within an hour's drive.