



19 Greenway Road

Taunton, Somerset, TA2 6LA

**James
Gray**

ESTATE AGENTS

A well presented family home, offering deceptively spacious accommodation with many original Victorian features and good sized south facing rear garden. No onward chain

 3  2  1

Key features

- Entrance hall
- Sitting room with bay window and original plasterwork
- Dining room with built in cupboards
- Kitchen with door to utility room/store
- Modern shower
- 3 Bedrooms and dressing room
- Cloakroom
- Gas fired central heating and double glazing
- Enclosed low maintenance garden with rear access
- Close to town centre and railway station

Services

All mains connected. Gas fired central heating

EPC

D (56)

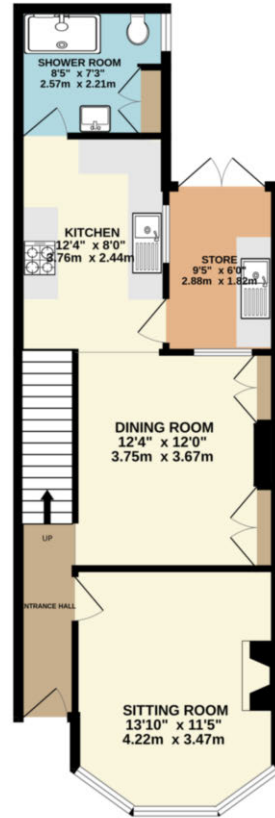
Council Tax

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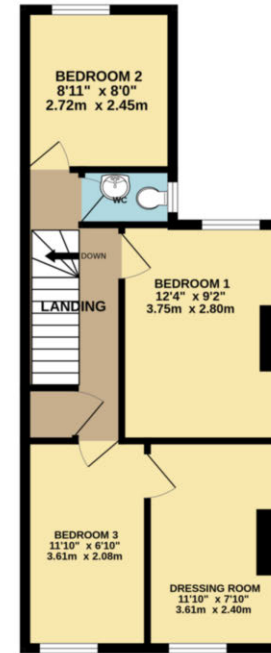




GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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We routinely refer potential sellers and purchasers to local and national law firms to carry out the conveyancing. It is their decision whether they choose one of these law firms. In making that decision, it should be known that we receive a payment benefit of £250.00 per transaction.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Home Field View North, Prockters Farm, Monkton Heathfield, Taunton, TA2 8QN
T: 01823 426 090 E: sales@jamesgrayestateagents.com W: jamesgrayestateagents.com

James
Gray

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