



GIBBINS RICHARDS 
Making home moves happen

Florence House, 74 Greenway Road, Taunton TA2 6LE
£345,000

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A well appointed four bedroomed Victorian terrace home, conveniently located for both the town centre and the intercity railway station. The accommodation has been tastefully modernised and consists of; entrance hall, sitting/dining room, breakfast room, kitchen, garden room and cloakroom. To the first floor are three double bedrooms, bathroom and separate cloakroom, as well as an additional double bedroom/office to the second floor. Externally the property benefits from an enclosed walled garden, double garage and allocated parking at the rear.

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

Florence House is an attractive bay fronted period home providing spacious and well appointed accommodation over three floors. The property is located within walking distance of the intercity mainline railway station, Taunton Independent School and St Andrews primary school. The town centre is less than two miles distant and provides a host of shopping and leisure facilities.

VICTORIAN TERRACE HOME
FOUR BEDROOMS
ACCOMMODATION OVER THREE FLOORS
WELL PRESENTED THROUGHOUT
CONVINIANTLY PLACED FOR A RANGE OF AMENITIES
WALKING DISTANCE TO THE MAINLINE RAILWAY STATION
TWO/THREE RECEPTION ROOMS
GAS CENTRAL HEATING
ENCLOSED REAR GARDEN
DOUBLE GARAGE AND PARKING

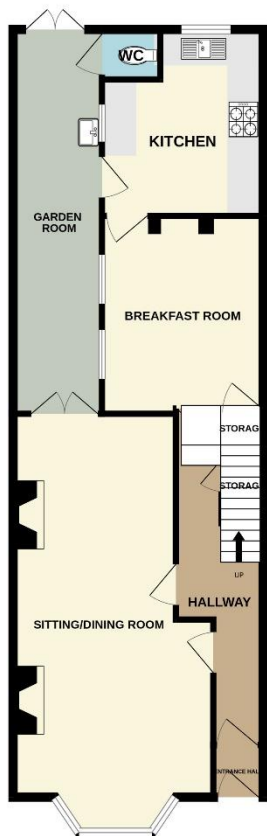




Entrance Hall	Stairs to first floor.
Sitting Room	25' 0" x 11' 0" (7.61m x 3.35m)
Breakfast Room	10' 0" x 10' 0" (3.05m x 3.05m)
Kitchen	9' 11" (narrowing to 6') x 10' 10" narrowing to 8' (3.02m x 3.30m) Integral dishwasher, washing machine, wine cooler and fridge/freezer.
Garden Room	24' 0" x 5' 0" (7.31m x 1.52m)
Cloakroom	3' 0" x 3' 0" (0.91m x 0.91m) Containing the gas fired boiler.
First Floor Landing	Storage cupboard. Stairs to second floor.
Bedroom 1	14' 0" x 11' 0" (4.26m x 3.35m) Three built-in wardrobes.
Bedroom 2	13' 0" x 9' 0" (3.96m x 2.74m) Two built-in wardrobes.
Bedroom 3	11' 0" x 9' 11" (3.35m x 3.02m)
Bathroom	8' 0" x 6' 0" (2.44m x 1.83m)
Cloakroom	
Second Floor	
Bedroom 4/Office	14' 9" (narrowing to 9') x 11' 6" (narrowing to 5')(4.49m x 3.50m) Including eaves storage.
Outside	The rear garden is enclosed by walling with a double garage 19' 0" x 15' 0" (5.79m x 4.57m) that has electric roller doors. Allocated parking.



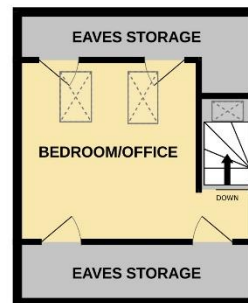
GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.8 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not 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 in order 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 should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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