



33 Greenway Avenue,, Taunton TA2 6HY
Guide Price £250,000

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Making home moves happen

A fantastic opportunity to acquire this charming three-bedroom period terraced home, ideally situated in the popular Rowbarton area of north Taunton. Conveniently positioned within easy reach of Taunton railway station, local parks and everyday amenities, the property also benefits from being offered to the market with no onward chain. Early viewing is highly recommended

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

This attractive bay-fronted Victorian home offers generous and well-proportioned accommodation, pleasantly positioned within a no-through road close to Greenway Recreation Ground.

The ground floor features a spacious through sitting/dining room, providing an excellent area for both relaxing and entertaining, together with a conservatory/sun room overlooking the rear. There is also a fitted kitchen and a modern ground floor bathroom, while the property further benefits from gas central heating.

On the first floor are three bedrooms, including two well-sized doubles with built-in wardrobes, along with a separate shower room. The property is particularly well situated for commuters, with Taunton's mainline railway station within walking distance, while the town centre and its wide range of shops, amenities and facilities are approximately half a mile away.

97.9 Approximate square meters

3 Bedroom, Character Victorian home

Kitchen and sun room

Ground floor bathroom and first floor shower room

Utility cupboard, rear garden with access

Close to local park and train station

No onward chain

Excellent first time home





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Entrance hall

Sitting Room 12' 5" x 11' 8" (3.78m x 3.55m)

Dining Room 12' 7" x 9' 8" (3.83m x 2.94m)

Sun Room 12' 8" x 6' 0" (3.86m x 1.83m)

Kitchen 13' 0" x 8' 3" (3.96m x 2.51m)

Rear Lobby

Bathroom

First Floor Landing

Bedroom 1 14' 0" x 11' 5" (4.26m x 3.48m)

Bedroom 2 12' 7" x 8' 8" (3.83m x 2.64m)

Bedroom 3 8' 4" x 6' 3" (2.54m x 1.90m) plus door recess.

Shower Room With shower cubicle with electric shower unit, pedestal wash hand basin, close coupled wc, boiler cupboard and double-glazed frosted window.

Outside Enclosed rear garden which contains a lawned area, timber shed, water tap, concrete bunker and part bordering shrubs. There is a useful rear pedestrian gate.



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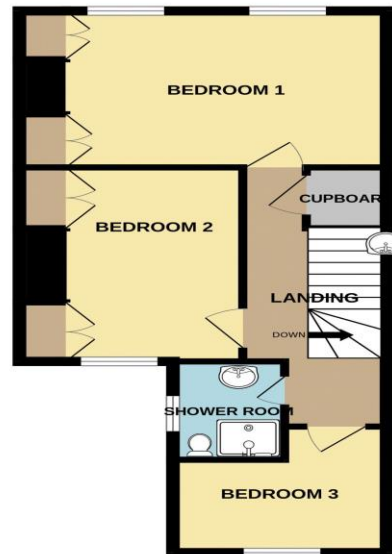


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GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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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.



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