



172 Greenway Road, Taunton TA2 6LH
£315,000

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Making home moves happen

An exceptionally spacious Edwardian detached family home offering gas centrally heated and uPVC double glazed accommodation together with a garage and enclosed gardens. Reception hall, 2 separate reception rooms and large family kitchen. Utility and cloaks. 4 bedrooms. 2 bathrooms.

THE PROPERTY

This substantial bay fronted Edwardian detached house offers supremely spacious accommodation ideally suited to a growing or large family. Gas centrally heated and uPVC double glazed accommodation is arranged over two floors featuring two separate reception rooms and a family size kitchen together with a useful utility room and a cloakroom. On the first floor there are four bedrooms, the master benefiting from an en-suite bathroom. To the outside there is a hard standing area for two cars together with a modern single garage and enclosed front and rear gardens. The property is situated along Greenway Road, therefore providing convenient access not only for the mainline railway station but also the town centre which is approximately one and a half miles distant. Taunton offers a comprehensive range of shopping, leisure and business amenities together with easy access to the M5 motorway at junction 25.

Front entrance door into :

Entrance hall with matwell, stairs to first floor, telephone point, built-in cloaks cupboard with alarm control panel and partially glazed door opening into a side ENTRANCE VESTIBULE 10'5 x 3'10 with ceramic tiled floor and uPVC double glazed door opening to the hard standing area.

Cloakroom vanity wash hand basin with cupboard under, low level wc, tiled splashback, radiator.

Sitting Room 16' 0" x 14' 6" (4.87m x 4.42m) windows to front and side, Adams style fireplace surround with coal effect gas fire and marble hearth, tv and satellite aerial points, moulded ceiling cornice and rose, two radiators.

Second Reception Room 13' 5" x 16' 6" (into bay window) (4.09m x 5.03m) bay window to front, picture rail, radiator.



Kitchen/Dining Room 15' 7" x 14' 6" (4.75m x 4.42m) fitted with a range of modern cream coloured shaker style wall and floor storage cupboards incorporating drawers, rolled edge work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, eye level double electric oven, gas hob with extractor hood over, uPVC double glazed French doors opening to rear garden, recess low voltage lighting, wood laminate flooring, radiator.

Utility room matching cream coloured shaker style wall and floor storage cupboards with rolled edge work surfaces and tiled splashbacks, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas fired boiler supplying central heating and hot water, radiator.

Split level galleried landing built-in shelved airing cupboard with lagged hot water tank and immersion heater. Radiator.

Master bedroom 15' 7" x 14' 6" (4.75m x 4.42m) windows to rear and side, access to secondary roof void, two radiators.

En-suite Bathroom white suite comprising panelled bath with New Team power shower over, low level wc, pedestal wash hand basin, tiled splashbacks, electric shaver point, extractor fan, radiator.

Bedroom 2 16' 1" x 12' 5" (4.90m x 3.78m) built-in wardrobes and further shelved storage cupboard, inset original cast iron fireplace, windows to front and side, picture rail, tv point, radiator.



Bedroom 3 14' 3" x 10' 0" (4.34m x 3.05m) radiator.

Bedroom 4 9' 2" x 6' 6" (2.79m x 1.98m) built-in wardrobe, radiator.

Bathroom white suite comprising panelled bath with folding shower screen and New Team thermostatically controlled shower, low level wc, pedestal wash hand basin, extensively tiled splashbacks, extractor fan, radiator.

Outside There is an enclosed garden area to the front of the property screened by mature laurel hedging and further evergreen planting. The garden area is laid to gravel and there is a pond which is currently drained. A brick paviour shared driveway with a neighbouring property leads to the brick paviour hard standing area for one or two vehicles which in turn then leads to the MODERN SINGLE GARAGE 17'8 x 9'2 with up and over door, power points, electric light and useful roof storage space. From the hardstanding area double timber gates open into the fully enclosed rear garden which measures approximately 50' in length and 37' at its widest point. The rear garden comprises of paved patio area with matching central pathway leading to the end of the garden to a further paved patio where there is a granite stone seat. The rear garden is complimented by two small areas of level lawn with surrounding shrub borders and enclosed to each side by good quality timber fencing and to the rear boundary by a substantial brick wall. There is a paved side access which leads via a timber gate to the front of the property. Cold water tap. There is also a water well, edged in brick.

Directions From the centre of Taunton proceed along North Street passing Debenhams on your left hand side. Continue over the river bridge and straight through the following two sets of traffic lights onto Staplegrove Road. Follow this road continuing over the railway and past Taunton School on your right hand side. At the following mini roundabout turn right onto Greenway Road. Follow this road passing the petrol station on your right hand side and the property can then be found on your left almost opposite the newly constructed hockey playing fields on the right hand side of Greenway Road.

172, Greenway Road, TAUNTON, TA2 6LH
 Dwelling type: Detached house
 Date of assessment: 12 January 2015
 Date of certificate: 12 January 2015
 Reference number: 8585-7429-5500-1152-0996
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 179 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

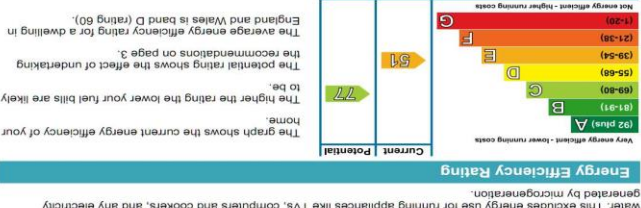
Estimated energy costs of dwelling for 3 years:	
Over 3 years you could save	£ 5,775
Over 3 years you could save	£ 2,475

Estimated energy costs of this home

Current costs	Potential costs
Lighting	£ 426 over 3 years
Heating	£ 2,808 over 3 years
Hot Water	£ 585 over 3 years
Totals	£ 4,775
	£ 3,300

Potential future savings

You could save £ 2,475 over 3 years

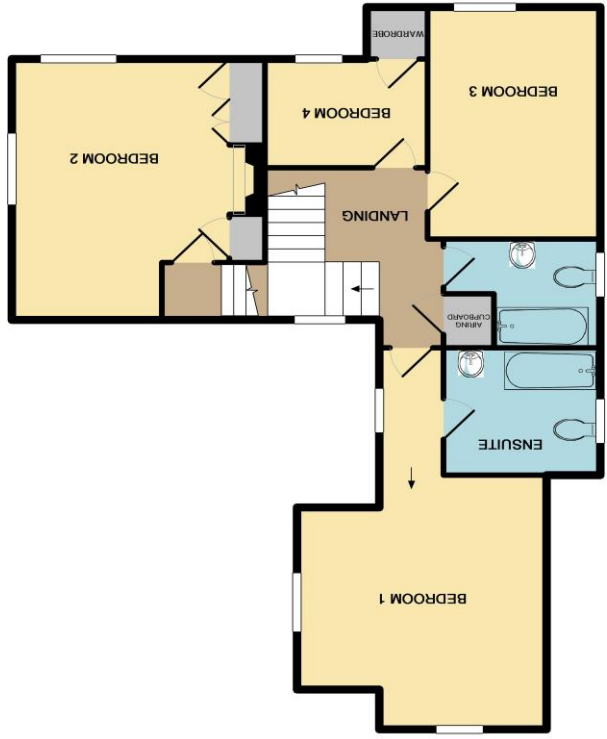


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,287	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 240	✓
3 Low energy lighting for all fixed outlets	£80	£ 138	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energysave or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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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