



GIBBINS RICHARDS 

129 Greenway Road, Taunton TA2 6LG
£320,000

GIBBINS RICHARDS 
Making home moves happen

A beautifully presented high quality Victorian terrace property located in a very popular area of town overlooking playing fields and benefitting from some fantastic original character features throughout.

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

The property is enhanced by some terrific reception space including the original scullery to the rear and a covered area at the side which also has a ground floor cloakroom. Other rooms include a bay window sitting room to the front, a middle dining room, three bedrooms to the first floor and a family bathroom. There are many character features throughout including tiled flooring, picture rails and original Victorian fireplaces. The property is offered to the market with no onward chain and really should be viewed internally to be fully appreciated. Greenway Road is located to the north west of Taunton town centre and offers a pleasant outlook towards the playing fields of Taunton School as well as good access to Silk Mills and footpaths through to the town centre. Local amenities are close to hand along with the intercity railway station.

BEAUTIFULLY PRESENTED VICTORIAN TERRACE
ORIGINAL CHARACTER FEATURES THROUGHOUT
THREE RECEPTION ROOMS
THREE DOUBLE BEDROOMS
SOUTH FACING REAR GARDEN
GAS CENTRAL HEATING
PLEASANT OUTLOOK
NO ONWARD CHAIN





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Entrance Hall	24' 7" x 6' 2" (7.50m x 1.87m) Original Victorian tiled floor.
Sitting Room	12' 9" x 12' 4" (3.88m x 3.76m) plus bay window. Exposed floorboards and period fireplace.
Dining Room	12' 5" x 10' 0" (3.78m x 3.05m) Exposed floorboards and period fireplace.
Sun Room	9' 8" x 6' 11" (2.95m x 2.10m)
Cloakroom	4' 10" x 2' 10" (1.47m x 0.87m)
Breakfast Room	10' 9" x 9' 3" (3.27m x 2.82m) Fireplace recess.
Kitchen	12' 6" x 9' 3" (3.81m x 2.82m)
First Floor Landing	23' 5" x 6' 4" (7.14m x 1.93m)
Bedroom 1	16' 0" x 12' 5" (4.87m x 3.78m) plus bay window. Outlook towards Taunton School.
Bedroom 2	12' 4" x 10' 0" (3.76m x 3.05m)
Bedroom 3	12' 5" x 9' 4" (3.78m x 2.84m)
Bathroom	10' 5" x 6' 3" (3.17m x 1.90m)
Outside	Non restricted parking to the front of the property and enclosed good sized south facing rear garden.



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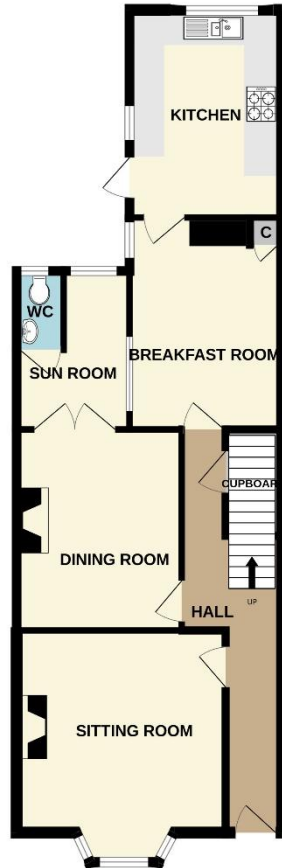


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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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.



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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.
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