



3 Greenway Terrace, Kingston St. Mary, Taunton TA2 8JJ

£395,000

GIBBINS RICHARDS 
Making home moves happen

A spacious and extended four bedroomed end of terrace property positioned on the edge of the village with far reaching rural views, ample parking and extensive gardens.

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

The property is located on the edge of the ever popular village of Kingston St Mary, which offers good local amenities as well as a primary school. The property forms a row of similar post war houses and this one has been extended to form a four bedroomed end of terrace home. The property is augmented by an internal store room, separate shower room and a front store/garage as well as a useful loft room. There is also gas central heating and double glazing. The accommodation comprises of; entrance hall leading to a central staircase, sitting room, modern kitchen, shower room and a dining room which forms part of the extension to the rear, there is also a utility and separate cloakroom and an internal store room. On the first floor are four good size bedrooms, each with far reaching rural views as well as a four piece fitted bathroom and a very useful loft room will be access via a pull down ladder and has a Velux window. There are parking spaces to the front for three cars and gardens which are approximately 160' in length, which abut the lane to the front of the property. There is also a steel framed garage/workshop with separate electricity circuit and concrete floor.

SUPERB FAMILY FOUR BEDROOMED HOUSE
OFFERED TO THE MARKET WITH NO ONGOING CHAIN
EXTENSIVE RURAL VIEWS TO FRONT AND REAR
AMPLE PARKING
GOOD SIZE FRONT GARDENS
SHOWER ROOM AND SEPARATE FAMILY BATHROOM
TWO RECEPTION ROOMS
AMPLE STORAGE
USEFUL LOFT ROOM
GAS CENTRAL HEATING AND DOUBLE GLAZING





Entrance Hall	Leading to a central staircase.
Sitting Room	15' 11" x 12' 2" (4.85m x 3.71m)
Kitchen	15' 11" x 7' 10" (4.85m x 2.39m)
Shower Room	5' 0" x 4' 10" (1.52m x 1.47m)
Dining Room	10' 11" x 9' 2" (3.32m x 2.79m)
Utility Room	9' 6" x 4' 11" (2.89m x 1.50m)
Cloakroom	
Internal Store Room	11' 9" x 6' 7" (3.58m x 2.01m)
First Floor Landing	
Bedroom 1	13' 0" x 9' 6" (3.96m x 2.89m)
Bedroom 2	12' 1" x 11' 0" (3.68m x 3.35m)
Bedroom 3	12' 4" x 7' 11" (3.76m x 2.41m)
Bedroom 4	9' 4" x 7' 8" (2.84m x 2.34m)
Family Bathroom	16' 0" x 4' 10" (4.87m x 1.47m) Four piece bathroom suite including roll top jacuzzi style bath.
Loft Room	14' 7" x 7' 3" (4.44m x 2.21m)
Outside	To the front of the property is off street parking for three cars, as well as a good size garage/workshop and the garden is approximately 160' with far reaching views across the Vale of Taunton Deane to the Blackdown Hills to the south.



WORKSHOP/
GARAGE
218 sq.ft. (20.3 sq.m.) approx.



GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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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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