

Greenway Crescent  
Taunton  
TA2 6NG



**JOSEPH CASSON**

the estate agency your home deserves





£272,000

- 1930's Semi-Detached Bungalow
  - Two Double Bedrooms
  - Modern Bathroom
- Open-Plan Kitchen/Dining Room
- Lounge with Bay Window
- Conservatory
- Enclosed Front & Rear Gardens
- Gated Driveway Providing Parking
- UPVC Double Glazed & Gas Central Heating
- EPC RATING: D



Nestled in a charming tree-lined crescent in Taunton, you'll find this spacious 1930's semi-detached bungalow boasting a lounge with bay window, open-plan kitchen/diner, two double bedrooms and a modern bathroom. With enclosed front and rear gardens, as well as a gated driveway to the rear, this property offers both privacy and convenience.

## ACCOMMODATION

This double glazed and gas centrally heated accommodation briefly comprises: an entrance hallway, lounge with bay window, open-plan kitchen/diner, two double bedrooms, bathroom, and conservatory. Externally, there are enclosed gardens to both the front and rear aspects, with a driveway providing parking for one vehicle to the rear.

## MEASUREMENTS

Hallway

Lounge Room 15' 4" x 12' 0" (4.67m x 3.65m)

Kitchen/Diner 19' 5" x 12' 10" reducing to 9'4" (5.91m x 3.91m)

Sun Room/Conservatory 12' 3" x 5' 7" (3.73m x 1.70m)

Bedroom 1 11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)

Bathroom

## LOCATION

Greenway Crescent is positioned between Greenway and Kingston Roads and is ideally situated for the Taunton train station and Taunton town centre, providing an extensive range of local facilities along with convenient access to the M5 motorway and a main line inter-city rail link.



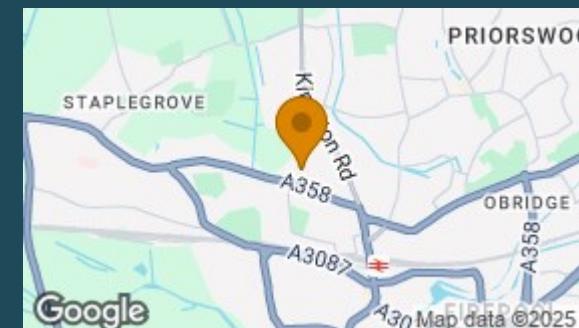


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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