

IMPORTANT NOTICE Wilkie May & Tuckwood for the vendors of the property, whose agents they are, give notice that the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty. 4. No responsibility can be accepted for any expenses incurred by whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Measurements are approximate and have been taken by the vendor. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. It is 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer. Code of Practice for Residential Estate Agents: Effective from 1 August 2011. 8. Financial Evaluation. At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act 1998. These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any reports, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

**GENERAL REMARKS AND STIPULATIONS:**  
**Tenure:** Freehold  
**Services:** All mains services, mains electricity, mains gas, mains water, mains drainage.  
**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, TA1 4DL  
**Property Location:** <https://what3words.com/moves.nearly.editor>  
**Council Tax Band:** B  
**Broadband Availability:** Ultrafast up to 1800 Mbps download & 220 Mbps upload speed.  
**Mobile Phone Coverage:** <https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>  
**Flood Risk:** Rivers & Sea - Very Low, Surface Water - Very Low.



39 Greenway Avenue, TA2 6HY  
 £289,950 Freehold

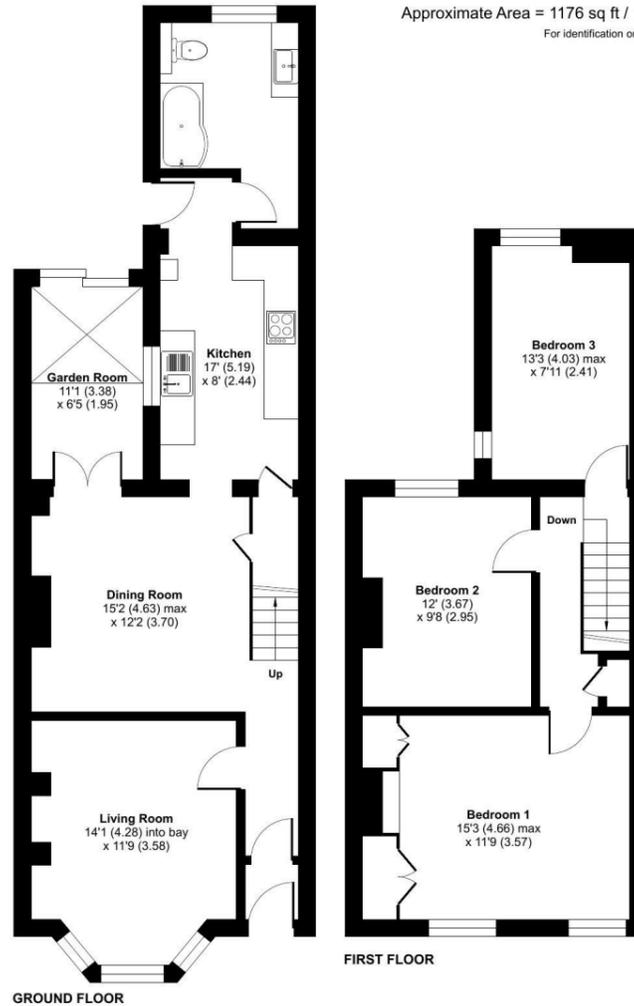
3 | 2 | 1 | C | EPC

Wilkie May & Tuckwood

# Floor Plan

## Greenway Avenue, Taunton, TA2

Approximate Area = 1176 sq ft / 109.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1430290

WM&T

## Description

- Victorian Terrace Home
- Three Bedrooms
- Two Reception Rooms
- Convenient For Taunton Railway Station & The Town Centre
- Double Glazing & Gas Fired Central Heating

A well-presented three-bedroom Victorian terraced home, conveniently situated within easy reach of Taunton railway station and within walking distance of the town centre.

The property benefits from uPVC double glazing and retains a number of attractive period features including ceiling coving, Victorian-style fireplaces and high ceilings.



A front door opens into the entrance hall, which features an original tiled floor and a staircase rising to the first floor. To the front of the property is a living room with a bay window and a wood-burning stove, creating a welcoming reception space. The separate dining room also benefits from a wood-burning stove and provides access to the kitchen as well as a useful side lean-to/study area.

The kitchen is fitted with a range of matching wall and base units with work surfaces and tiled splashbacks. There is space for a cooker, dishwasher, washing machine and tall fridge

freezer, along with a wall-mounted Worcester gas boiler. A re-fitted ground floor bathroom comprises a WC, wash hand basin set within a vanity unit and a P-shaped bath with shower over.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes.

Externally, the property enjoys a fully enclosed rear garden with rear access. The garden is mainly laid to lawn and includes a timber shed with electric power and light.

WM&T