

Greenway Avenue, Taunton - £1,300 PCM



KEY FEATURES

- PRESENTED TO A HIGH STANDARD
- OPENPLAN LOUNGE/DINNER
- LOG BURNER
- OFFICE/PLAYROOM
- 3 BEDROOMS
- FAMILY BATHROOM
- ON STREET PARKING – PERMET REQUIRED
- ENCLOSED REAR GARDEN
- HOLDING DEPOSIT FOR APPLICATION = £300
- CHECK-IN DEPOSIT = £1,500
- GROSS INCOME REQUIREMENT APPROX = £45,000
- **AVAILABLE NOW**

Taunton is the County Town of Somerset and provides a comprehensive range of educational, cultural, leisure and shopping facilities. It is conveniently located for national communications with Junction 25 of the M5 motorway on the outskirts of Taunton and an excellent mainline train service from Taunton to London (Paddington) which can be reached in less than 2 hours on the fastest trains, Bristol can be reached in 30 minutes.

Driving distance to – town center = 1.2 miles, train station = .7 miles, M5 jct 25 = 3 miles Musgrove Park Hospital = 1.9 miles Hinkley point C = 16.4 miles

This modernised and well-presented three-bedroom Victorian terraced property, benefits from a 3rd reception room that is ideal as a study or playroom. It retains many original features with feature fireplaces and a working log burner.

The property accommodation comprises of - entrance hall with original tiled floor and feature ceiling plasterwork, Lounge with decorative fireplace, ceiling light rose, stripped floorboards and bay window leading into the dining area with working log burner, built in storage, exposed brickwork and door to the garden. The kitchen has ample storage, a range style cooker and Belfast sink. This leads to a multi-purpose space suitable as a study or playroom with a door to the garden. The open staircase leads to the front master bedroom which is dual aspect and benefits from a feature fireplace. The family bathroom is well presented with a vanity unit and shower over the bath. There are 2 additional bedrooms one single and one double.

The garden is a good size with a lawned area and flower/vegetable beds.

On street parking is available – a parking permit is required.

Available to let unfurnished on an Assured Shorthold Tenancy for an initial six-month period at a rent of £1,300 per calendar month.

Pets: Considered + £50 PCM

Smokers: No

Benefits: No due to restrictions on landlord.

Children: Yes

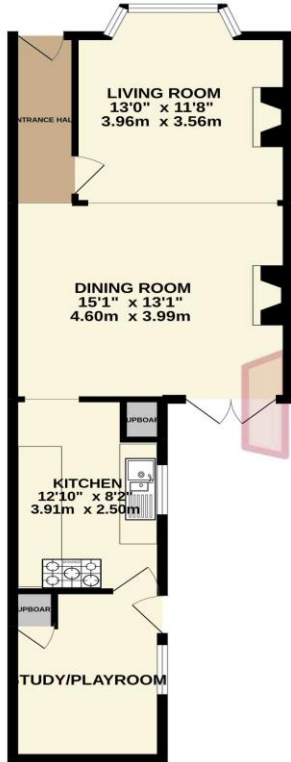
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Energy Rating: D

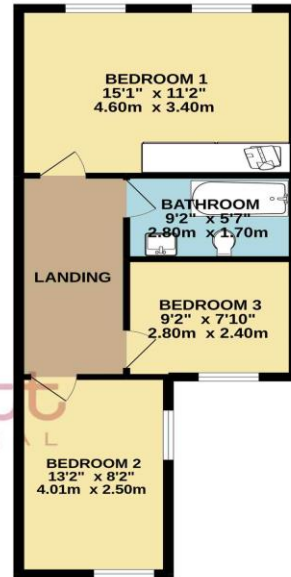
Council Tax Band: B

AVAILABLE – NOW PLEASE PHONE 01823 366080 FOR A VIEWING

GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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