



2 Greenways Sellick's Green, Taunton TA3 7DL



Built by reputable local builders W H Tottle and situated in this popular village 3.7 miles to the South of the town centre and within Castle School catchment is this 4 double bed roomed South facing detached house occupying 2,042 sq.ft plus double garage, with landscaped gardens to front and rear and driveway parking.

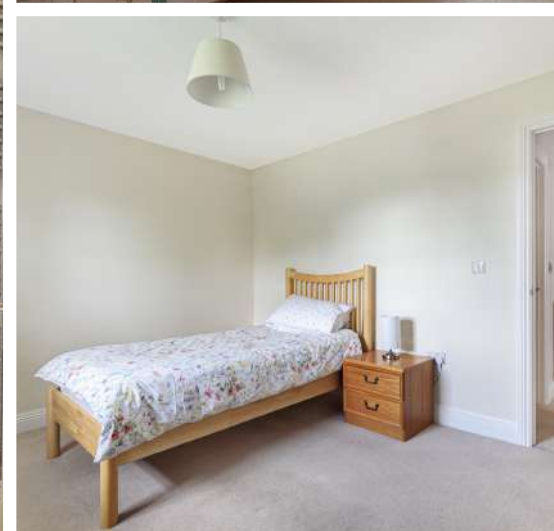




## Features

- Entrance hall
- Living room with French doors to garden
- Kitchen / breakfast room with French doors to garden
- Utility room with door to garden
- Study
- Cloakroom
- Master bedroom with fitted wardrobes and ensuite shower room
- Bedroom 2 with fitted wardrobe and ensuite shower room
- 2 further double bedrooms with fitted wardrobe
- Family bathroom with separate shower
  
- Gardens to front and rear
- Double garage and driveway parking
- LPG heating
- Underfloor heating on ground floor
- Double glazing
  
- Council tax band G







Greenways is situated in the foothills of the Blackdown Hills in the village of Blagdon Hill with its thriving village community, pub and playing fields.

The nearby village of Trull provides excellent amenities including Parish Church, bustling shop, Post Office, garage, tennis club, primary school and regular shuttle bus service to Taunton town centre.

Taunton, the County Town of Somerset, is situated within 3.7 miles with its shopping centre and County Cricket Ground.

Taunton benefits from a main line railway station linking to London Paddington in less than 2 hours and excellent communications for the M5 motorway at junction 25, situated on the eastern side of the town.

Taunton also offers a good selection of both state and independent schools including Castle School, Taunton School, King's and Queen's Colleges and Richard Huish Sixth Form College.



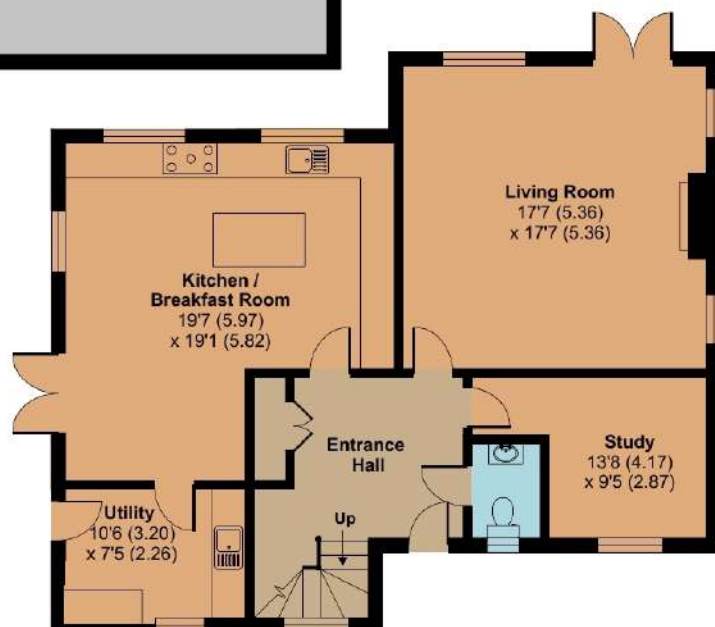
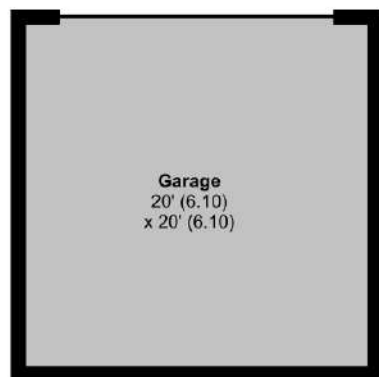
## 2 Greenways, Sellicks Green, Taunton, TA3 7DL

Approximate Area = 2042 sq ft / 189.7 sq m

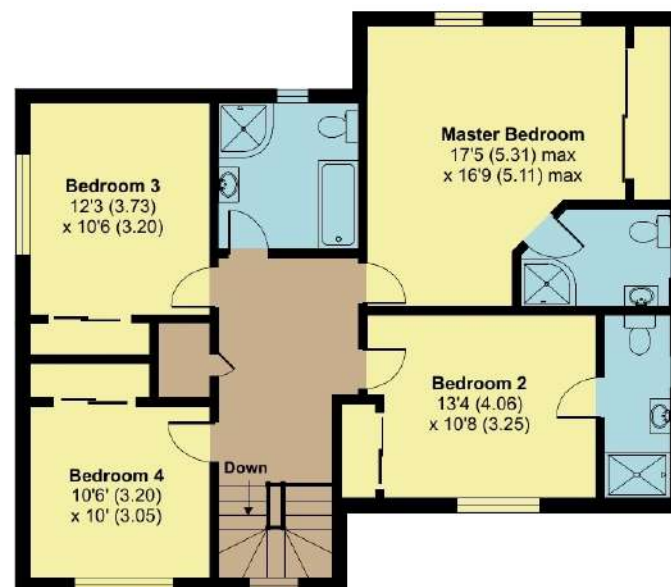
Garage = 400 sq ft / 37.1 sq m

Total = 2442 sq ft / 226.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Viewing strictly through the selling agents:

**Robert Cooney**

Corporation Street, Taunton,  
Somerset TA1 4AW

Telephone 01823 230 230

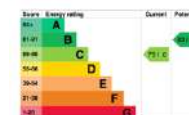
E-mail [taunton@robertcooney.co.uk](mailto:taunton@robertcooney.co.uk)

Website [www.robertcooney.co.uk](http://www.robertcooney.co.uk)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Robert Cooney. REF: 851091



For clarification, we wish to inform prospective purchasers that: these particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Robert Cooney has any authority to make or give any representation or warranty whatever in relation to this property; we have not carried out a detailed survey nor tested the services, appliances and specific fittings.

**robert  
cooney**

