



GIBBINS RICHARDS

3 Showell Park, Staplegrove, Taunton TA2 6BY

Guide Price £225,000

GIBBINS RICHARDS 
Making home moves happen

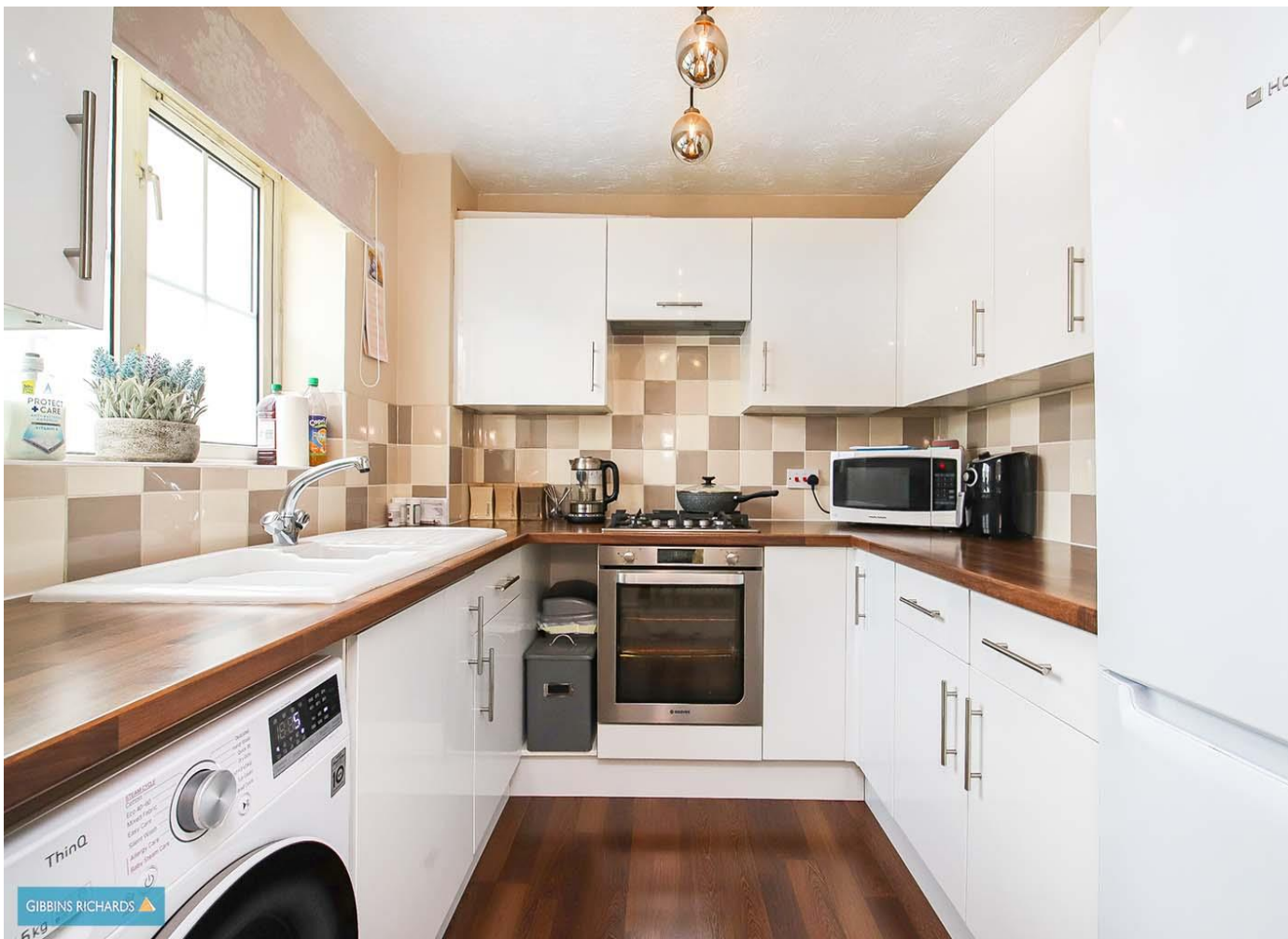
A well presented two bedroom home located on a popular development to the north/west of Taunton. The accommodation consists of; entrance hall, kitchen, sitting/dining room, conservatory extension, two first floor bedrooms and shower room. Externally the property benefits from a garage, driveway and low maintenance rear garden.

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

Showell Park is located in the 'Staplegrave' area of Taunton providing primary school, playing fields, church, sports field/cricket club and convenience store. It is approximately two miles from the town centre. The property benefits from a low maintenance rear garden backing onto a copse, single garage with light and power and driveway. The accommodation is warmed by gas central heating and fully double glazed throughout.

TWO BED SEMI-DETACHED HOME
GARAGE WITH LIGHT & POWER
PARKING
GAS CENTRAL HEATING
DOUBLE GLAZED
LOW MAINTENANCE REAR GARDEN
CLOSE TO AMENITIES
WELL PRESENTED



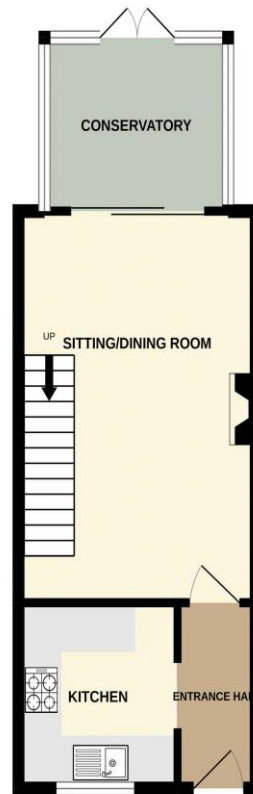


Entrance Hall	7' 8" x 3' 8" (2.34m x 1.12m)
Kitchen	7' 8" x 7' 8" (2.34m x 2.34m)
Sitting/Dining Room	17' 3" x 11' 7" (5.25m x 3.53m)
Conservatory	9' 1" x 8' 4" (2.77m x 2.54m)
First Floor Landing	5' 8" x 3' 5" (1.73m x 1.04m) Loft access.
Bedroom 1	11' 8" x 8' 6" (3.55m x 2.59m) with built-in wardrobes.
Bedroom 2	10' 9" x 6' 8" (3.27m x 2.03m) with built-in wardrobes.
Shower Room	7' 6" x 4' 8" (2.28m x 1.42m)
Outside	Fully enclosed low maintenance rear garden.
Single Garage	With parking to the front.

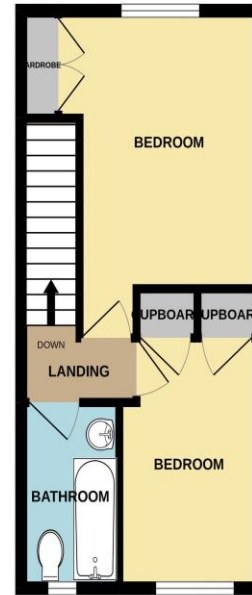




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. 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 £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.

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