



28 Showell Park, Staplegrove, Taunton TA2 6BY

**£212,000**

**GIBBINS RICHARDS**   
Making home moves happen



A very well located two bedroomed mid terrace home available with no onward chain and with a good sized garage and parking. An ideal first time buy, rental investment or property to downsize to. A viewing is highly recommended.

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

Number 28 Showell Park forms the middle of a terrace and is accessed via a front garden. There is an entrance hall that leads into a kitchen at the front and then a sitting room and then conservatory to the rear which gives access to an enclosed rear garden. On the first floor there are two double bedrooms with built-in wardrobes and a shower room. There is also a garage in a nearby block with parking for two cars to the front. The house could benefit from internal upgrading, but nevertheless, presents itself as an excellent opportunity for first time buyers, rental investors and those down sizing.

TWO BEROOMED MID TERRACE  
NO ONWARD CHAIN  
GARAGE IN BLOCK WITH PARKING  
ENCLOSED REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
CONSERVATORY  
POPULAR CUL-DE-SAC LOCATION







## Entrance

Kitchen 7' 9" x 7' 8" (2.36m x 2.34m)

Sitting Room 16' 7" x 11' 8" (5.05m x 3.55m)

Conservatory 10' 8" x 7' 9" (3.25m x 2.36m)

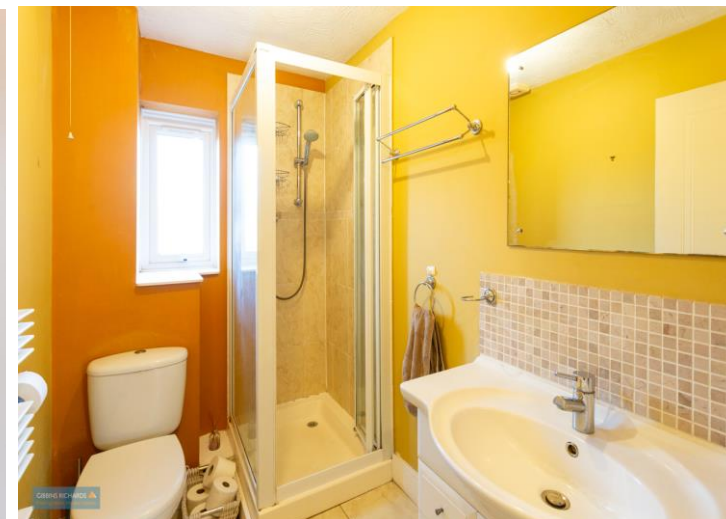
## First Floor Landing

Bedroom 1 11' 7" x 8' 7" (3.53m x 2.61m) Built-in wardrobes.

Bedroom 2 11' 1" x 6' 7" (3.38m x 2.01m) Built-in wardrobes.

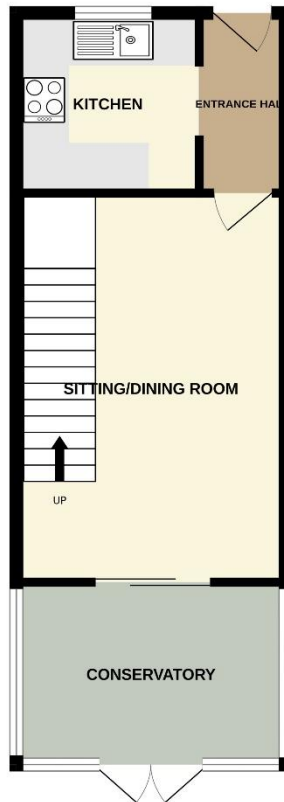
Shower Room 7' 6" x 4' 7" (2.28m x 1.40m)

Outside  
Garage 16' 2" x 7' 9" (4.92m x 2.36m) in nearby block with two parking spaces in front. Open plan front garden. Enclosed rear garden.

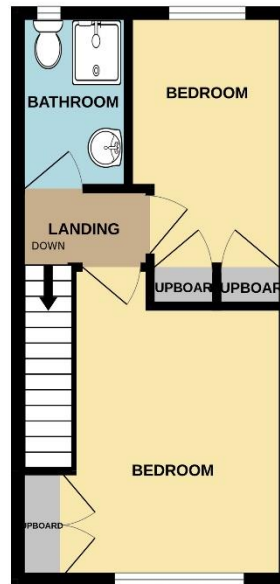




GROUND FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 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 or 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.



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