



57 Showell Park

Staplegrove, TA2 6BY
£225,000 Freehold


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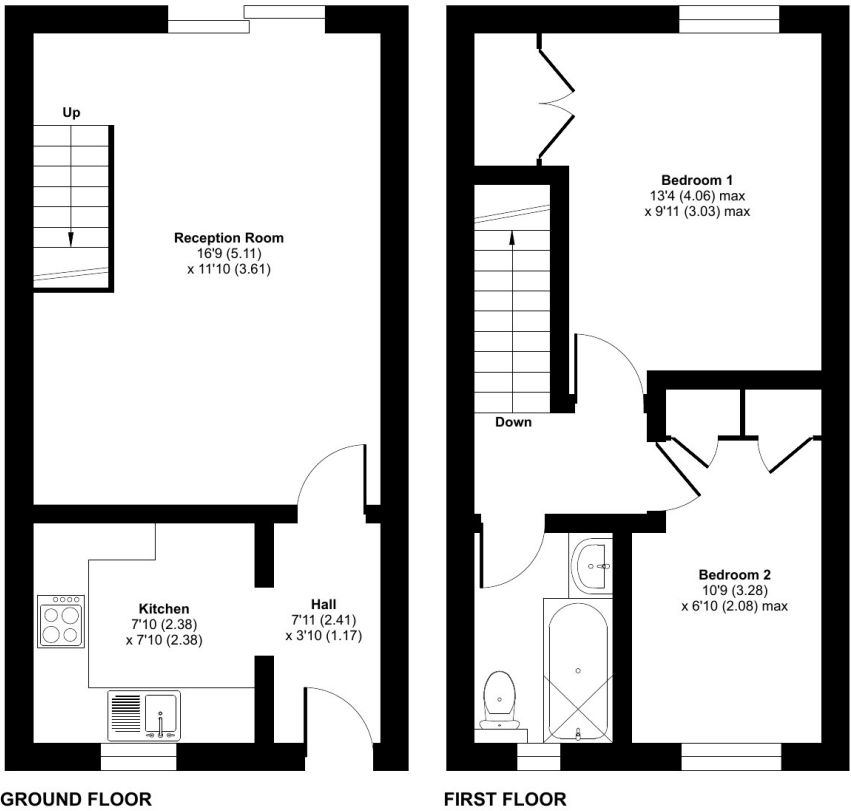
EPC

Wilkie May
& Tuckwood

Floor Plan

Showell Park, Staplegrove, Taunton, TA2

Approximate Area = 622 sq ft / 57.7 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). © richcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1262165

Description

Situated in a cul-de-sac position on the Northern fringe of Taunton and offered to the market with vacant possession, is this two bedroom modern mid terrace home.

The property, which benefits from uPVC double glazing and mains gas fired central heating, is further enhanced by a private single garage and driveway.

- Mid Terrace
- Two Bedrooms
- uPVC Double Glazing
- Gas Central Heating
- Single Garage
- Off-Road Parking
- No Onward Chain



Internally, a front door leads into entrance hall with an archway through to a kitchen and a doorway through to a living room. The kitchen is fitted with a modern range of wall and base units, roll edge work surfaces and tiled splashbacks with integrated oven, gas hob, space for a tall fridge/freezer and space for a washing machine. A living/dining room is found at the rear of the property and offers uPVC double glazed French doors to the outside and a staircase leading to the first floor.

To the first floor are two bedrooms, both with built-in wardrobes, and a separate refitted family bathroom. The bathroom comprises of wc, wash hand basin and bath with tiled surround and drencher shower over with a chrome towel rail. Externally, there is a fully enclosed rear garden with a patio adjoining the rear of the property. The main garden is laid to low maintenance decorative chippings with an area of raised timber decking at the rear of the garden. A single garage with up-and-over door and parking for one vehicle in front can be found close by.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

Services: Mains water with meter, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/focus.pipes.chins

Council Tax Band: B

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 1000 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely with EE; limited voice & data with Three & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—very low. Surface water—very low.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser 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, reference 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

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared March 2025. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate and have been taken by Nichecom. 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.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a 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.8b 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 apparatus, 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.



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Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

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