



25 Showell Park
Staplegrove, TA2 6BY
£285,000 Freehold

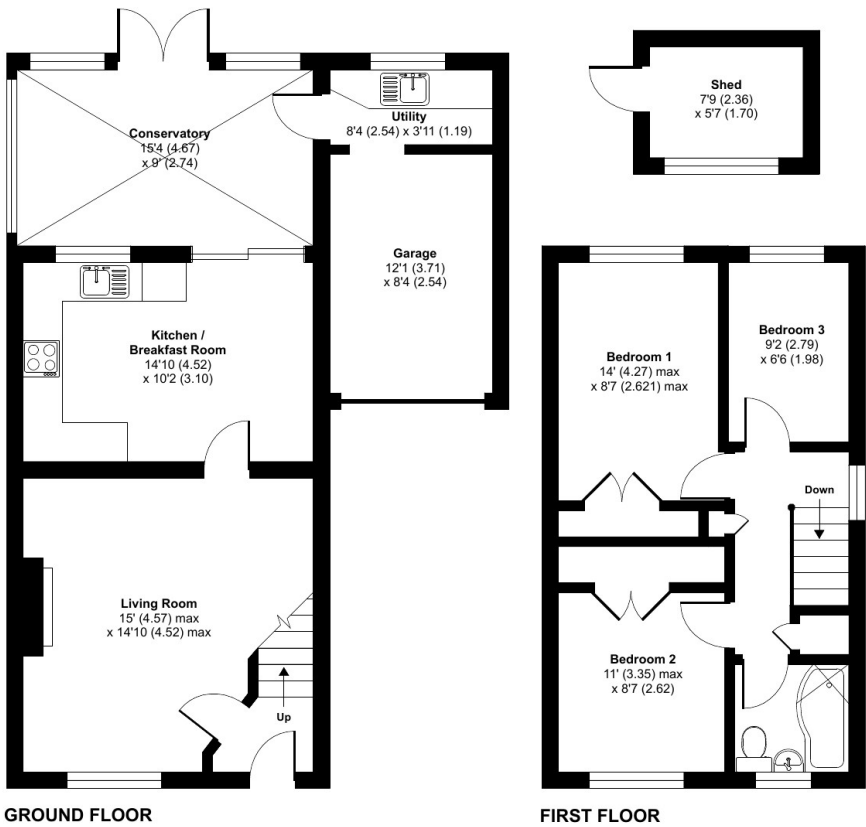
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**Wilkie May
& Tuckwood**

Floor Plan

Showell Park, Staplegrove, Taunton, TA2

Approximate Area = 956 sq ft / 88.8 sq m
Garage = 101 sq ft / 9.4 sq m
Outbuilding = 44 sq ft / 4.1 sq m
Total = 1101 sq ft / 102.3 sq m
For identification only - Not to scale



Description

This three bedroom modern end of terrace home is set to the north of Taunton, ideally situated for West Somerset and the Quantocks as well as being easily accessible for the town centre.

The property, which benefits from uPVC double glazing and mains gas central heating has been further enhanced by the addition of a double glazed conservatory and part conversion of the garage into utility space. Over recent weeks the living room, hall, stairs and landing have been redecorated.

- End Terrace Home
- Three Bedrooms
- Enclosed Garden
- Sought After Location
- Single Garage



Internally a front door leads into entrance hall with stairs to first floor and access to the living room. The living room is a generous size and leads through to a fitted kitchen which comprises a range of wall and base units, roll edge work surfaces and tiled splash backs, built in double oven and integrated dishwasher. There is access through to a good size double glazed conservatory with access to the outside and a door into the garage – the garage has been part converted at the rear into useful utility space with space and plumbing for a washing machine.

The garage area offers storage, electric power and light and an up and over door. To the first floor are three bedrooms (bedrooms one and two with wardrobes). A family bathroom comprising of w/c, wash hand basin, P-shaped bath with shower over completes the accommodation. Externally, there is a fully enclosed garden laid to lawn and patio. To the front, a driveway to the side offers off-road parking for one vehicle.

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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/acting.lazy.events

Council Tax Band: C

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

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

Flood Risk: Surface water—Very Low. Rivers & Sea—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 April 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.

We routinely refer potential sellers and purchasers to a selection of recommended local conveyancing firms. 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 £150+VAT. Once an offer is accepted by our client, an Administration Fee of £20+VAT (£24) per buyer will be required in order to process the necessary checks relating to our compliance under Anti-Money Laundering legislation. This is a non-refundable payment and cannot be returned should purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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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