



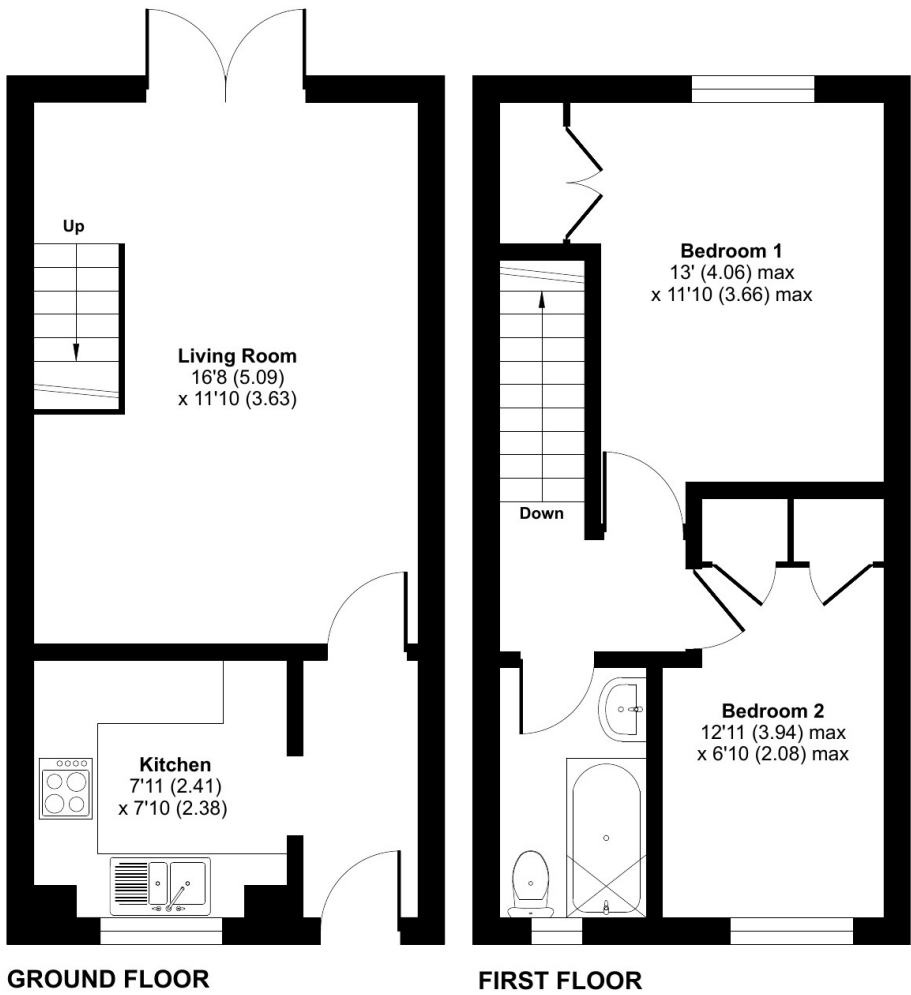
44 Showell Park
Staplegrove, TA2 6BY
£225,000 Freehold

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**Wilkie May
& Tuckwood**

Floor Plan

Showell Park, Staplegrove, Taunton, TA2
Approximate Area = 596 sq ft / 55.3 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). © nichcom 2025. Produced for JREA Ltd TA Wilkie May & Tuckwood, Taunton. REF: 1311462

Description

Situated in a tucked away position within this popular residential development is this well presented two bedroom home.

The property benefits from uPVC double glazing throughout and is warmed by a mains gas fired central heating system.

Externally, the landscaped rear garden is private and not overlooked. There is an allocated parking space directly in front of the house, with an additional off-road parking space located nearby in a residents' parking area.

- Two Bedrooms
- Mid Terrace House
- Two Off-Road Parking Spaces
- uPVC Double Glazed
- Mains Gas Fired Central Heating
- Landscaped Rear Garden
- Well Presented Throughout



The accommodation is arranged over two floors and comprises, in brief: a double glazed front door opening into the entrance hallway, with access to both the living room and the kitchen. The modern kitchen is located at the front of the property and features a window with an outlook to the front. It is fitted with a range of matching wall and base units, work surfaces with splashbacks, a sink with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, and an integrated four-ring gas hob with electric oven below.

The spacious living room is positioned at the rear and includes uPVC double glazed French doors opening onto the garden. On the first floor are two bedrooms, both offering built-in storage, along with a family bathroom comprising a low-level WC, wash hand basin, and a panelled bath with shower over. The rear garden is attractively landscaped with patio and gravel chippings, designed for low maintenance. At the front of the property is an off-road parking space, also laid to gravel. A short walk away is a residents' parking area where a second allocated space is provided.



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/pines.amber.bugs

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. 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 June 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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