



29 Showell Park

Staplegrove, TA2 6BY
£265,000 Freehold


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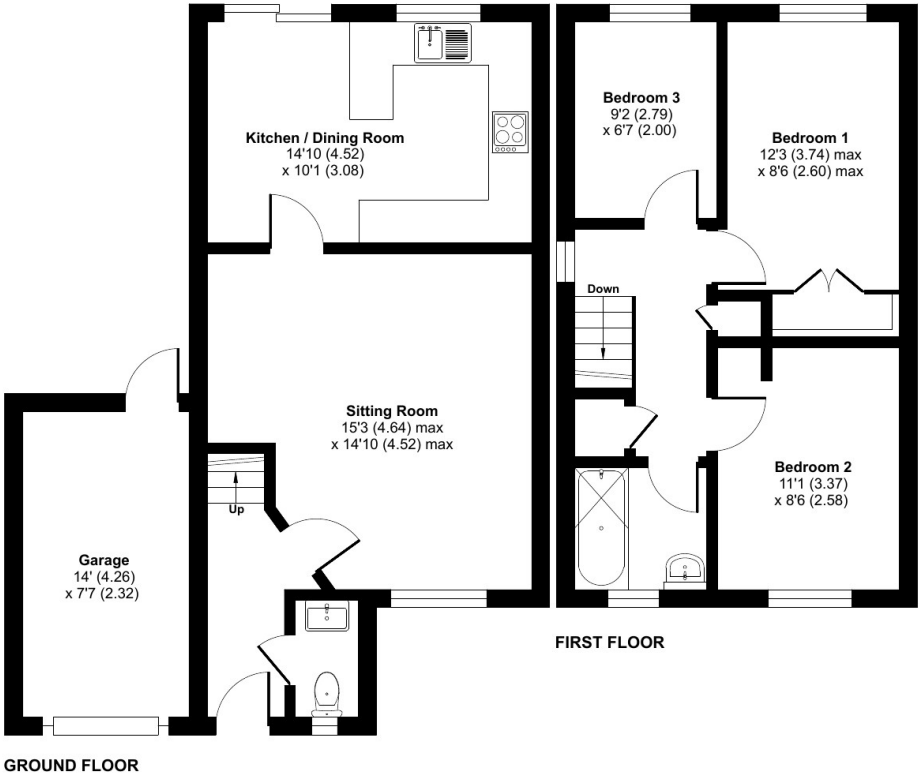
EPC

Wilkie May
& Tuckwood

Floor Plan

Showell Park, Staplegrove, Taunton, TA2

Approximate Area = 810 sq ft / 75.2 sq m
Garage = 106 sq ft / 9.8 sq m
Total = 916 sq ft / 85 sq m
For identification only - Not to scale



Description

Offered to the market with vacant possession and no onward chain is this three bedroom family home which is set within a quiet cul-de-sac on a popular modern development.

While the property would benefit from some modernisation, it offers spacious and well proportioned accommodation which is arranged over two floors. It is double glazed throughout and warmed via a mains gas fired central heating system, providing a solid foundation for improvement.

Externally, the home enjoys a private and enclosed South facing rear garden. To the front of the property, there is a single garage and a driveway providing off-road parking.

- Semi-Detached House
- Three Bedrooms
- Mains Gas Fired Central Heating
- Double Glazed
- South Facing Rear Garden
- Single Garage and Off-Road Parking
- Some Modernisation Required
- No Onward Chain



The accommodation comprises in brief; a front door opening into an entrance hallway with stairs rising to the first floor, a door leading into the sitting room, and another providing access to a useful ground floor cloakroom fitted with a low-level WC, wash hand basin, and an obscured window to the front. The sitting room features a window overlooking the front garden and double doors opening into the kitchen/ dining room. The kitchen/ dining room is fitted with a range of matching wall and base units with work surfaces above, and includes space for a fridge/freezer, space for a washing machine, and an integrated cooker. The four ring gas hob has been disconnected so it not currently in working condition.

On the first floor, there are three bedrooms (two with integrated wardrobes) and a family bathroom comprising a panelled bath, low-level WC, and a wash hand basin. Externally, the rear garden is South facing and designed for low maintenance. The garden is laid predominantly to lawn. There is an outside tap and an outside light. To the front of the property, there is a smaller garden area and a driveway providing off-road parking for one vehicle. In addition, there is a single garage which has been converted into additional office space. There is a rear courtesy door and an up-and-over door however this not currently in use due to the garage conversion.

WM&T



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/sushi.sector.whites

Council Tax Band: TBC

Broadband Availability: Ultrafast with up to 1800 Mbps download speed and 220 Mbps upload speed.

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

Mobile Phone Coverage: Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Agents Note: The property is currently registered for office use. The sellers are in the process of reverting it back to residential, and once this is completed a Council Tax Band will be assigned.

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 October 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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