



Showell Park

Staplegrove, Taunton, TA2 6BY

Asking Price £205,000

Tamlyns

PROPERTY DESCRIPTION

A modern mid-terraced house enjoying a very pleasant situation within this established and popular residential development. No onward chain. EPC D

Local Authority

Somerset Council Tax Band: B

EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Entrance Hall

7'11" x 3'9" (2.42 x 1.16)

Kitchen

7'10" x 7'10" (2.41 x 2.39)

Living/Dining Room

16'7" x 11'10" (5.08 x 3.63)

Landing

Main Bedroom

11'11" x 8'7" (3.64 x 2.64)

Plus wardrobe.

Bedroom Two

Bathroom

7'7" x 4'9" (2.32 x 1.45)

Material Information

Tenure Freehold

Services Mains electricity, gas water, drainage and broadband.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

The property has not flooded within the last five years. For more information, please see:

flood-map-for-planning.service.gov.uk/location

PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

