



67 Showell Park



STAGS

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Staplegrove, Taunton, TA2 6BY

A well-presented two-bedroom mid-terrace home featuring a modern fitted kitchen, living/dining room with garden access, modern bathroom, low-maintenance rear garden, and garage with parking

- Popular location
- Living/dining room
- Family Bathroom
- Garage and parking
- Council Tax band B
- Fitted kitchen
- Two bedrooms
- Garden
- No onward chain
- Freehold

Guide Price £215,000

SITUATION

Showell Park is located within the popular Staplegrove area on the western edge of Taunton, offering convenient access to local shops, schools and healthcare facilities, including the nearby Nuffield Hospital. Taunton Town Centre lies just over a mile away and provides a comprehensive range of shopping, leisure and transport links, including a mainline railway station, while a nearby park and ride service offers easy access into the town.

DESCRIPTION

A well-presented two-bedroom mid-terrace home featuring a modern fitted kitchen, living/dining room with garden access, modern bathroom, low-maintenance rear garden, and garage with parking. Offered with no onward chain.



ACCOMMODATION

The property is entered via an entrance hall leading to a contemporary re-fitted kitchen with high-gloss units and integrated appliances. To the rear is a bright living/dining room with patio doors opening onto the garden. On the first floor are two well-proportioned bedrooms with built-in storage and a modern bathroom, with access to loft space from the landing.

OUTSIDE

The property has a small front garden and an enclosed, low-maintenance rear garden. A single garage with parking is located opposite.

SERVICES

Mains drains, gas, electricity, water. Gas central heating. Superfast broadband available (Ofcom), Mobile signal likely available outdoors (Ofcom). Please note the agents have not inspected or tested the appliances.

DIRECTIONS

From Taunton Town Centre, head north out of the town centre and join Station Road, passing Taunton School. Continue past the Nuffield Health Hospital, turning left into Showell Park, where you will find the property.

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01823 447355 or rentals.taunton@stags.co.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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

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