



## 120 Grove Gate

Staplegrove, Taunton, Somerset, TA2 6DF

James  
Gray

ESTATE AGENTS

A beautifully presented end-terrace home, with enclosed rear garden and patio, in a convenient location close to good local amenities.



### Key features

- Entrance hall and cloakroom
- Kitchen
- Living room with double doors to the rear garden
- Two double bedrooms
- Bathroom
- Enclosed rear garden with patio
- Designated parking for one car
- Convenient location close to good local amenities

### Services

All mains connected. Gas fired central heating

### EPC

C (78)

### Council Tax

B

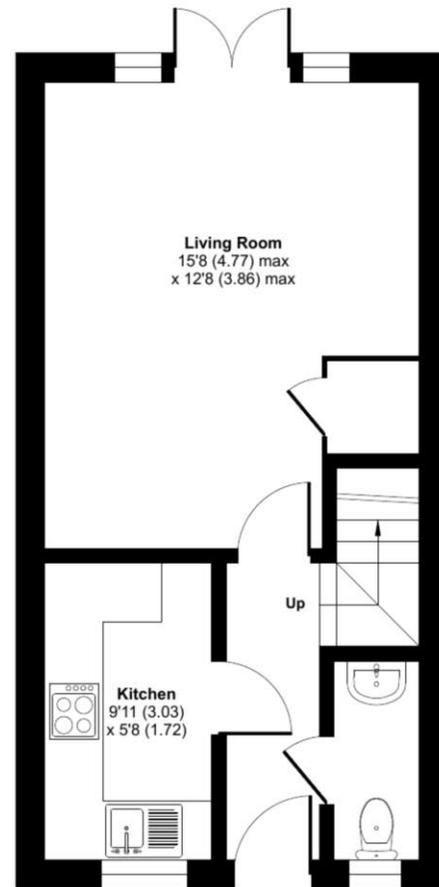




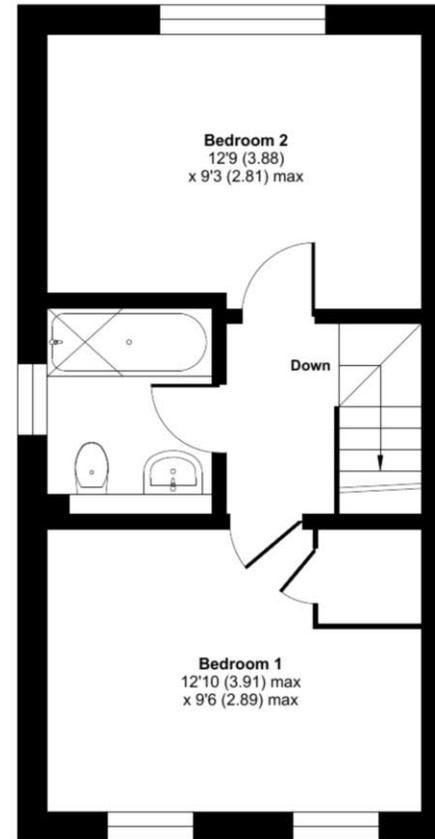
# Grove Gate, Staplegrove, Taunton, TA2

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Gray. REF: 1418036

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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