



53 Showell Park, Staplegrove, Taunton TA2 6BY
£165,000

GIBBINS RICHARDS 
Making home moves happen

2 bed end terrace house in this popular small development close to Nuffield hospital and close to village shop. Hall, lounge/diner, two bedrooms, refitted shower room with double width shower cubicle, larger than average garden, double glazing and gas central heating, side driveway and garage.

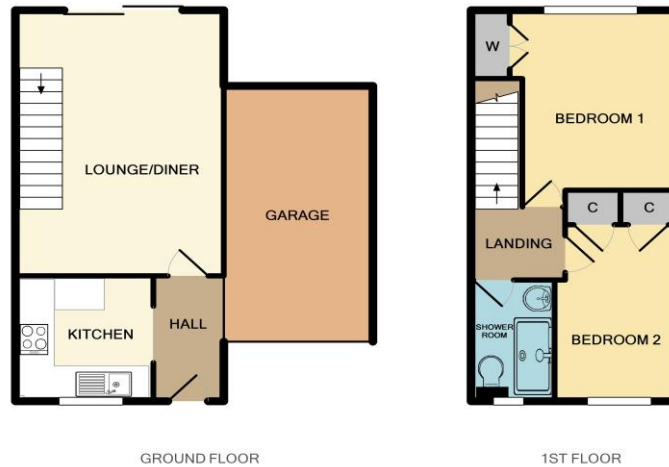
THE PROPERTY

This 2 bedroom end terrace house has a side driveway and attached garage and a larger than average garden. It has double glazing (approximately 18 months old), gas central heating, and the shower room was installed in 2012. It has a hall, kitchen, lounge/diner with laminate flooring and 2 bedrooms with built-in wardrobes. It occupies a highly sought after location in Staplegrave, being within easy access of the village store and primary school.

Hall	
Kitchen	7' 10" x 7' 9" (2.39m x 2.36m) Floor and wall cupboards. Built-in electric oven, gas hob and extractor hood, Halsted gas fired central heating unit.
Lounge/Diner	16' 8" x 11' 3" (5.08m x 3.43m) Timber effect laminate flooring, stairs to first floor.
First Floor Landing	
Bedroom 1	12' 0" x 9' 10" (3.65m x 2.99m) Built-in double wardrobe.
Bedroom 2	10' 8" x 6' 9" (3.25m x 2.06m) Shelved storage cupboard/wardrobe.
Shower Room	Double width shower cubicle, wash hand basin, wc.
Outside	Open plan garden to front. Large enclosed garden to rear, side driveway and garage.



- 2 BEDROOMS
- END OF TERRACE
- CLOSE TO NUFFIELD HOSPITAL
- REFITTED SHOWER ROOM
- RECENTLY REFITTED DOUBLE GLAZING
- GAS CENTRAL HEATING
- SIDE DRIVEWAY
- GARAGE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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