



GIBBINS RICHARDS 
Making home moves happen

39 Showell Park, Staplegrove, Taunton TA2 6BY
£220,000

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A two bedroomed semi detached property enjoying a cul-de-sac position on a popular development to the north west of Taunton. The accommodation consists of; entrance hall, kitchen, sitting/dining room, two bedrooms and a shower room. Externally the property benefits from a single garage with light and power, parking and an enclosed rear garden with shed. The property further benefits from full fibre broadband. AVAILABLE WITH NO ONWARD CHAIN.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

Showell Park is located in the Staplegrove area of Taunton, providing primary school, playing fields, church, sports field/cricket club and convenience store. It is approximately two miles from the town centre and is within easy reach of Musgrove Park Hospital. The accommodation is warmed by gas central heating and is double glazed throughout.

SEMI DETACHED HOME
TWO BEDROOMS
GARAGE AND DRIVEWAY
ENCLOSED REAR GARDEN
QUIET CUL-DE-SAC LOCATION
GAS CENTRAL HEATING
CLOSE TO AMENITIES
NO ONWARD CHAIN





Entrance Hall

Kitchen 8' 1" x 7' 9" (2.46m x 2.36m)
Containing the gas fired boiler.

Sitting/Dining Room 16' 9" x 11' 10" (5.10m x 3.60m)
maximum.

First Floor Landing

Bedroom 1 11' 8" x 8' 8" (3.55m x 2.64m)
Wardrobe.

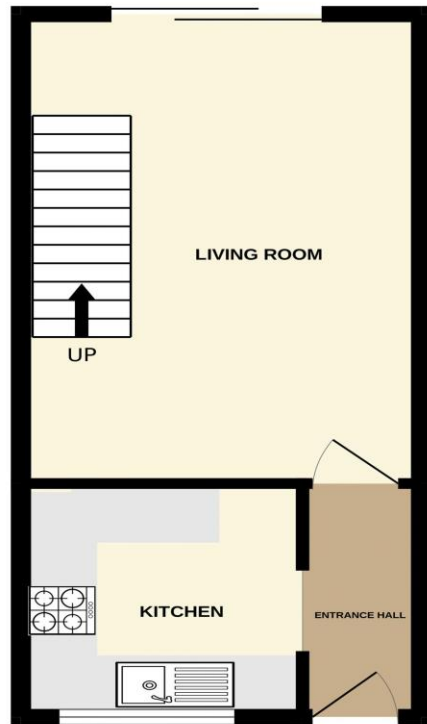
Bedroom 2 10' 10" x 6' 9" (3.30m x 2.06m)
maximum. Wardrobe.

Shower Room 7' 6" x 4' 9" (2.28m x 1.45m)

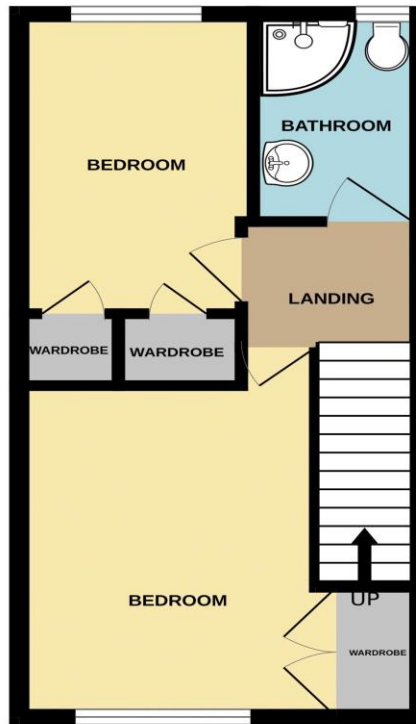
Outside Enclosed rear garden with garden
shed (the shed is included in the
sale). Driveway parking and single
garage 16' 4" x 7' 11" (4.97m x
2.41m) with light and power.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a 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.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's 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 £250 per case.
Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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