



GIBBINS RICHARDS  
Original Homecare & Property

38 Showell Park, Staplegrove, Taunton TA2 6BY  
**£230,000**

**GIBBINS RICHARDS**   
Making home moves happen



A two bedroomed terraced home located within a modern development in Staplegrove. The accommodation consists of an entrance hall, kitchen, sitting/dining room, two double bedrooms and a shower room. Externally the property benefits from allocated parking and a well maintained rear garden. 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 education, 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.

TERRACE HOME  
TWO DOUBLE BEDROOMS  
WELL MAINTAINED REAR GARDEN  
GAS CENTRAL HEATING  
ALLOCATED PARKING  
SOUGHT AFTER RESIDENTIAL AREA  
CLOSE TO AMENITIES  
NO ONWARD CHAIN



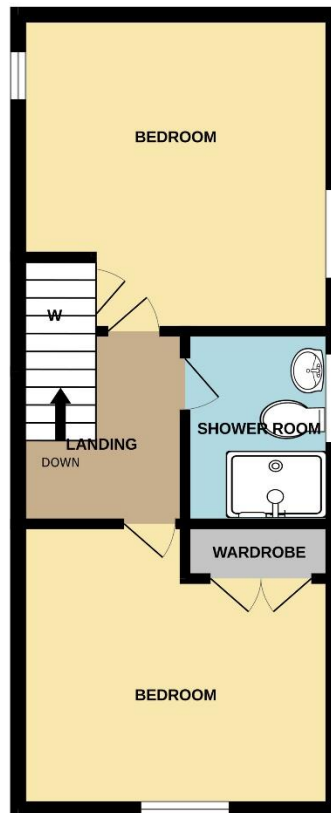
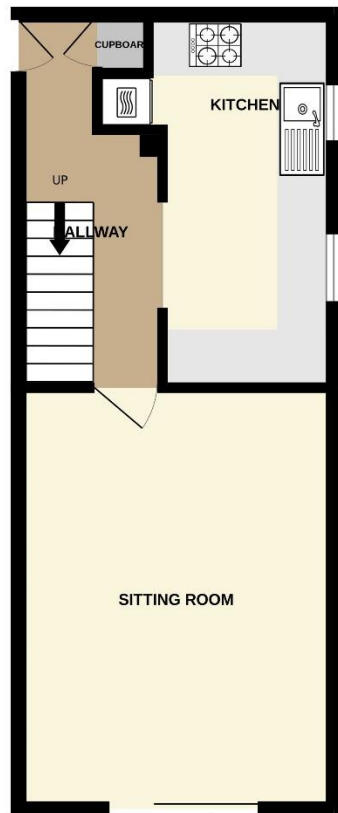




Entrance Hall	Storage cupboard.
Kitchen	14' 0" x 5' 2" (4.26m x 1.57m)
Sitting Room	16' 0" x 11' 7" (4.87m x 3.53m)
First Floor Landing	
Bedroom 1	11' 8" x 11' 8" (3.55m x 3.55m) Wardrobe.
Bedroom 2	11' 8" x 10' 4" (3.55m x 3.15m) maximum.
Shower Room	7' 2" x 5' 6" (2.18m x 1.68m)
Outside	Large rear enclosed garden 34' 0" x 30' 0" (10.36m x 9.14m) and allocated parking.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is 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 £200 per transaction. 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.