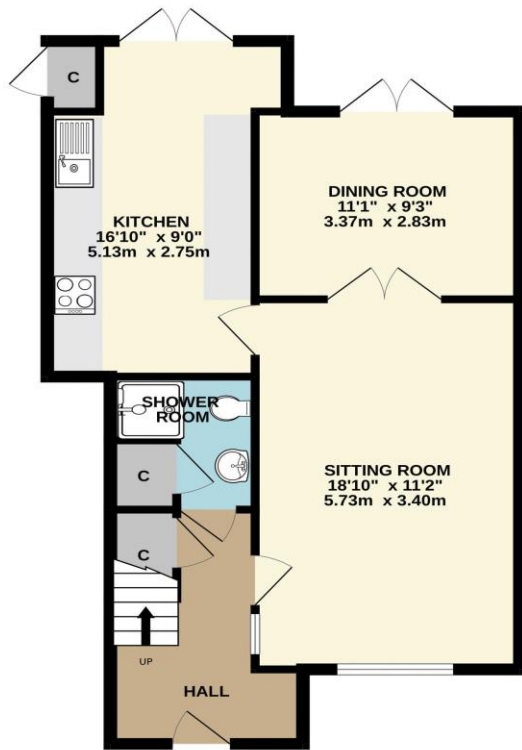


GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

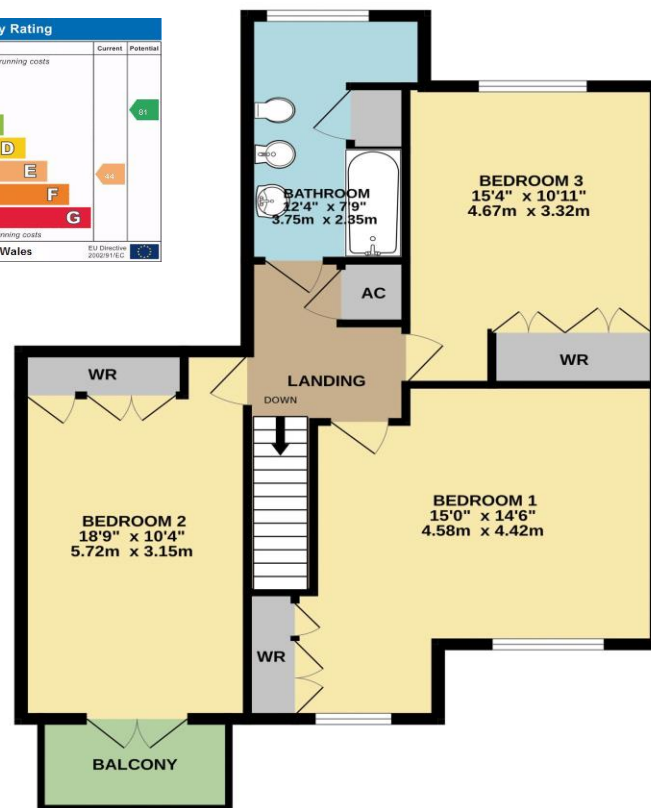


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	91
B (81-91)	81
C (69-80)	69
D (55-68)	55
E (39-54)	39
F (21-38)	21
G (1-20)	1

Not energy efficient - higher running costs

England, Scotland & Wales

1ST FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.7 sq.m.) approx.

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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£310,000

WARE & CO
estate and letting agents

10 Fullands Court, Kingsway, Taunton TA1 3YF

An extremely spacious over 55's retirement cottage

Private enclosed garden and a single garage with an electric door

On-site managers

Three substantial bedrooms

Two reception rooms

Refitted kitchen

Shower room and bathroom

Modern electric heating and double glazing

Delightful communal gardens

Laundry room and residents allotment



Situated in a sought after over 55's retirement development on the southern outskirts of Taunton and built around the Georgian splendour of Fullands House, this extremely spacious three bedroom cottage comes to the market highly recommended by the sole agents, Ware and Company.

Surrounded by beautifully manicured gardens with a feature pond and patio area, the cottage itself benefits from its own private patio garden to the rear and a garage in a block close by with an electric door. The spacious accommodation briefly comprises an entrance hall with a shower room/wc, good sized living room with opening through to a separate dining room, refitted kitchen/breakfast room, three substantial bedrooms and a large first floor bathroom.

There are a good range of local amenities close by and Taunton's town centre is a short drive away and offers a wide and varied range of shops, bars and restaurants, mainline railway station and easy access to the M5 Motorway at Junction 25.

TOTAL FLOOR AREA 129 sq.m.

TENURE Leasehold - 150 year lease from 24 June 1989. Annual service charge for 2024/25 - £6484. Peppercorn ground rent of £1 per annum

COUNCIL TAX Somerset Council Tax Band F. Charges payable for 2024/25 - £3,475.85

SERVICES Main services of electricity, water and drainage are connected. On-site managers with an optional emergency alarm system. Communal laundry room and allotment garden.

