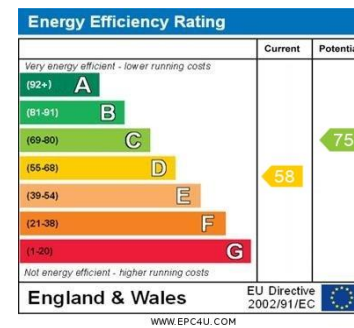
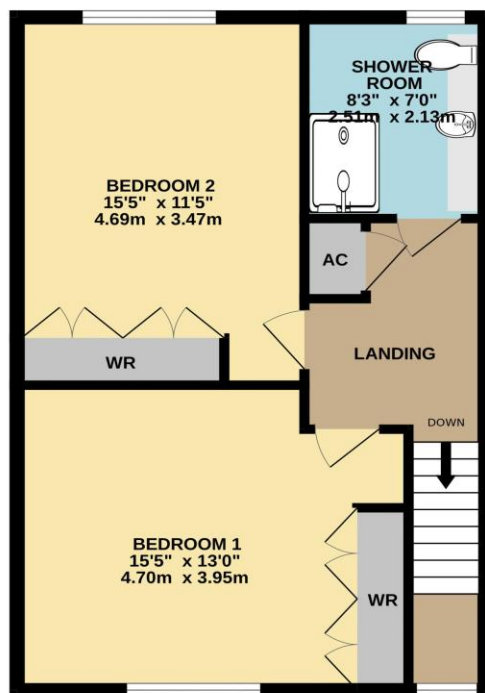


GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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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£224,000

WARE & CO
estate and letting agents

23 Fullands Court, Kingsway, Taunton Somerset, TA1 3YF

A spacious end of terrace retirement cottage for the over 55's

Stunning communal landscaped gardens with ornamental fishpond

Garage included in the sale

Resident estate manager

Two substantial double bedrooms with fitted wardrobes

Living room and dining room

Conservatory

Fitted kitchen

Ground and first floor shower rooms

Private enclosed courtyard garden



Nestled in the tranquil gardens of Fullands Court, this very spacious and well appointed end of terrace retirement cottage comes to the market with the benefit of no onward chain.

This charming home combines modern amenities with the peaceful ambience of a retirement community, making it an ideal choice for those looking for a relaxed and convenient lifestyle, yet within a short drive of Taunton Town centre with its wide variety of shops, bars and restaurants and good public transport links.

Situated at the end of a small terrace of like properties, the property comprises an entrance hall with shower room/wc off and stairs rising to the first floor, good sized living room with a window to the front, separate dining room with a door through to a conservatory, contemporary fitted kitchen, two comfortable bedrooms with fitted wardrobes and a spacious first floor principal shower room.

To the rear is a private enclosed courtyard garden with a personal door to the rear of the garage. Fullands Court is renowned for its beautifully maintained communal gardens. Stroll through lush lawns, admire the vibrant flower beds, and unwind by the tranquil fishpond. These gardens provide a perfect backdrop for leisurely walks and socialising with neighbours.

TOTAL FLOOR AREA

100sq.m.

TENURE

Leasehold. 150 year lease from June 1989. Ground rent £1p/a. Service charge payable - £6,484 for 2024/25

COUNCIL TAX

Somerset Council Tax Band F.
Charges payable for 2024/25 - £3,475.85 (£2,606.88 with single person discount).

SERVICES

Main services of electricity, water and drainage are connected. Broadband/Mobile phone coverage - The options of standard, superfast and ultrafast broadband with speeds upto 1000mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.

