



O.I.E.O £375,000 Leasehold  
2 Bedroom, Apartment - Retirement  
7, Riverain Lodge Tangier Way, Taunton, Somerset, TA1 1FF

📞 0800 077 8717

✉️ [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

🌐 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Riverain Lodge

Riverain Lodge is a charming development of 72, one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Many of the apartments feature balconies to take advantage of the beautiful riverside location and views across to Goodland Gardens and Castle Green.

Located in Taunton, on Tangler Way, Riverain Lodge fronts onto the River Tone and is within easy walking distance of the town. The busy and thriving shopping area has a wide selection of national and local retailers as well as cafes and restaurants, all surrounded by attractive historic buildings.

A number of beautiful locations can be found in and around Taunton, offering relaxing places for a walk or a day out. Vivary Park offers a wide selection of amenities including 7.5 acres of green open space which features a tree trail, bandstand, bowling green and tennis courts.

Excellent transport links are on hand via the M5 and Taunton Railway Station to Exeter, Bristol and further afield.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Riverain Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Riverain Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Riverain Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



# Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Living Room offers ample space for living and dining room furniture.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer.

Bedroom One is a generous double room with a useful walk-in wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room, currently set up as a separate Dining Room but could also be used as a Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.



# Features

- Two bedroom ground floor retirement apartment
- Separate Cloakroom
- Good decorative order
- Modern fitted kitchen with integrated appliances
- Ground source heating included in the service charge
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- Owners' private car park with EV charging points
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year ending 30th November 2024) £3,702.38 per annum.

Ground rent £625.00 per annum. To be reviewed April 2032

Council Tax Band F

999 year Lease commencing 2022

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Living	Width 11'-5" [3485] max	Length 19'-2" [5835] max
Kitchen	Width 7'-10" [2380] max	Length 7'-10" [2380] max
Shower Room	Width 5'-6" [1670] max	Length 6'-11" [2100] max
Bedroom 1	Width 9'-3" [2830] max	Length 15'-5" [4710] max
Bedroom 2	Width 9'-2" [2790] max	Length 19'-2" [5835] max
Walk in Wardrobe	Width 5'-7" [1705] max	Length 4'-2" [1265] max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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