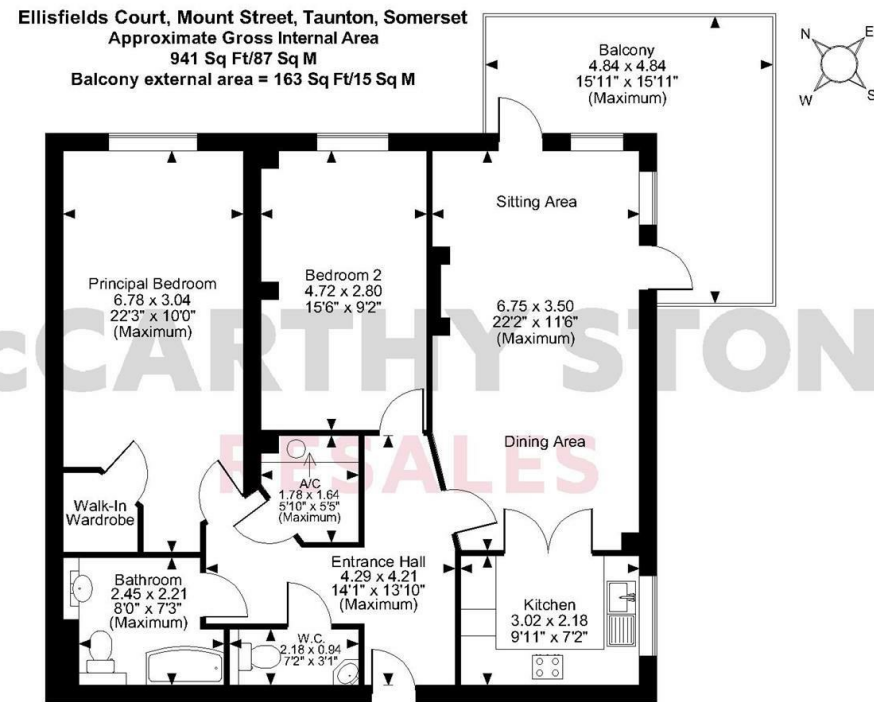


McCARTHY STONE RESALES

29 ELLISFIELDS COURT MOUNT STREET, TAUNTON, TA1 3SS



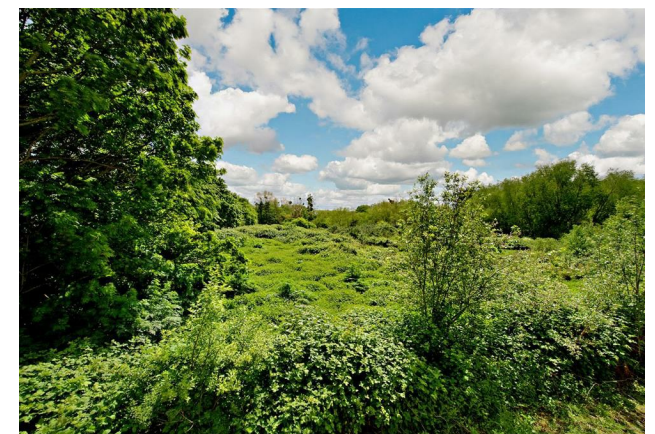
First Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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A very well presented, dual aspect, two bedroom retirement apartment situated on the first floor of this popular, welcoming development, with a wrap around balcony offering lovely views.

PRICE REDUCTION

ASKING PRICE £330,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

ELLISFIELDS COURT, MOUNT STREET,

2 BEDROOMS £330,000

INTRODUCTION:

This large two bedroom apartment at Ellisfields Court has to occupy one of the most desirable positions within the development; located in private corner position on the first floor, the apartment is quietly tucked away with little passing footfall, yet conveniently positioned to the lift service to all other floors. With an excellent 'wrap-around' balcony overlooking open ground and a bright dual-aspect Sitting Room the apartment has much to offer. The apartment is very well-presented and in addition to the Sitting Room offers very spacious accommodation with a well fitted kitchen complete with integrated appliances, cloakroom, super principle bedroom with walk in wardrobe, second double bedroom and a modern bathroom.

Constructed in mid-2014 by renowned, award-winning developers McCarthy Stone, Ellisfields Court consistently continues to be one of our most sought-after developments and it is not difficult to understand why; a quiet backwater location yet within short easy access to the town centre. Beautiful landscaped gardens with pond that back directly onto Taunton Dean Cricket ground with Vivary Park next door. This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager overseeing the smooth running of the development.

The development enjoys excellent communal facilities including a home owner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens, along with a roof terrace. There is direct access from the development leading to Vivary Park serving as a short cut to town. Ellisfields Court is a vibrant development with plenty of regular activities and ample opportunity to 'get involved', socialise and make new friends. Equally however, there is, of course, no obligation to participate and Home owners can remain as private as they wish.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

ENTRANCE HALL:

Of an excellent size with lots of space for typical hall furniture. Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, deep walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system.

CLOAKROOM:

Comprising modern white WC and corner wash-basin, wall cupboard, half tiled walls and vinyl flooring.

SITTING/DINING ROOM:

A fantastic dual aspect room provides much natural light to this lovely room. Two attractive Pine (inner-framed) triple-glazed French doors open onto a good-sized 'wrap-around' balcony with a very pleasant aspect. Feature glazed panelled double doors lead to the kitchen.

BALCONY:

An excellent 'wrap-around' corner balcony with a decked floor and glazed balustrade. There is a pleasant dual aspect outlook to both the tree-lined bank of the running Stockwell Stream to the rear and the open ground adjacent to the development on the South-Eastern edge.

KITCHEN:

Having a triple-glazed electronically operated window. Excellent range of Maple effect fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor.

MASTER BEDROOM:

A well-proportioned double bedroom. Triple-glazed window with a pleasant outlook. Walk-in wardrobe with auto-light, hanging rails and shelving.

BEDROOM TWO:

Of a good size with a triple-glazed window.

BATHROOM:

Modern white suite comprising; Panelled bath with shower above, close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over. Electric heated towel rail, emergency pull cord, ceiling spot light and fully tiled walls and wet room flooring.

FURTHER INFORMATION:

There are beautiful landscaped communal gardens with pond and a predominantly South-Westerly aspect. Car parking is available with a yearly permit at a charge of around £250 per annum - please check with the Estates Team for current availability. Internal doors are quality Oak veneered. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and re-circulating this back into the principle rooms.

SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £11,868.82 per annum (for financial year ending 30/09/2024).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASE INFORMATION:

Ground Rent: £510 per annum
Ground rent review date: Jan 2029
Lease Length: 125 years from 2014

ADDITIONAL INFORMATION & SERVICES

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

