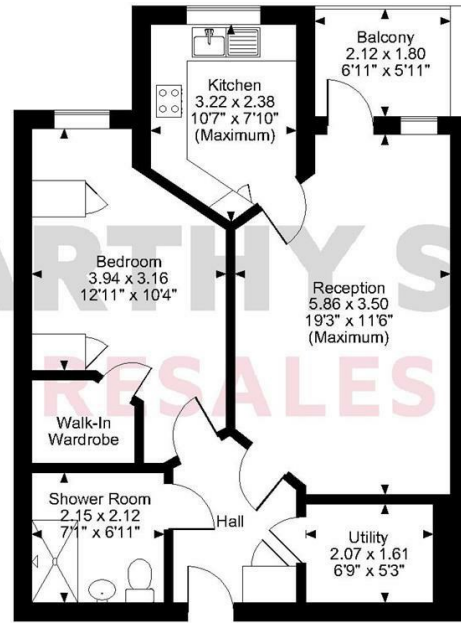
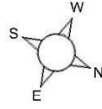


Lock House, Keeper Close, Taunton
 Approximate Gross Internal Area
 601 Sq Ft/56 Sq M
 Balcony external area = 41 Sq Ft/4 Sq M



Ground Floor

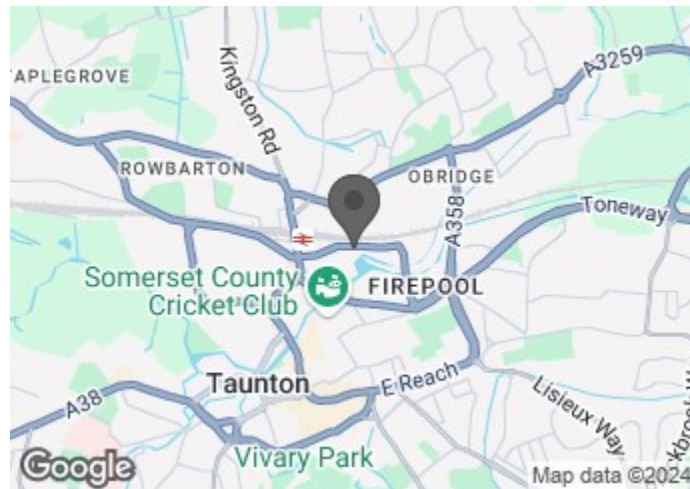
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

35 LOCK HOUSE KEEPER CLOSE, TAUNTON, TA1 1AX



COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE
RESALES



This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



A very well presented one bedroom retirement apartment situated in this stunning, energy efficient, pet friendly development. No.35 is offered to the market via the shared ownership scheme, whereby 25% - 100% can be purchased (subject to meeting the criteria)

SHARED OWNERSHIP £56,250 LEASEHOLD

OWNED SHARE: XX% | MONTHLY RENT: £XXX

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

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

KEEPER CLOSE, TAUNTON, SOMERSET, TA1 1AX

INTRODUCTION:

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons, Taunton Station is just 0.2 miles away with trains to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town. This is very much an 'up and coming' area of Town with a vibrant local community and a considerable choice of local shops, cafes bars and restaurants.

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose oversees the smooth running of the development. 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. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens a decked terrace. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

There is a variety of regular activities to choose from including; coffee mornings, film nights and themed events.

With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

ENTRANCE HALL:

With space for typical hall furniture and 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. Utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

LIVING ROOM:

Of a good size and an especially welcoming, bright and airy room with a double-glazed French door and side panel opening onto a walk out balcony. Dimplex heater. A feature glazed panelled door leads to the kitchen.

KITCHEN:

Double-glazed window. Quality range of soft white gloss fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven, and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

DOUBLE BEDROOM:

An excellent double bedroom with a full-height double-glazed window. Large walk-in wardrobe with auto-light, hanging rails and shelving. Dimplex heater.

SHOWER ROOM:

A modern wetroom facility with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, easy-access walk-in shower with both 'Raindrop' and conventional shower heads, ladder radiator, electric wall heater, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

1 BED | £56,250

LEASEHOLD

Ground Rent - £425 per annum
Ground Rent review date - January 2032
Lease - 999 Years from January 2017

SERVICE CHARGE

- Water rates for communal areas and apartments
- Cleaning of communal windows and exterior of apartment windows
- Electricity, heating, lighting and power to communal areas
- The cost of the excellent House Manager who oversees the smooth running of the development
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,574.91 per annum (for financial year ending 30/06/2025)

SHARED OWNERSHIP SCHEME

Shared ownership buyer eligibility criteria can be found at homereach.org.uk/general-eligibility

ADDITIONAL INFORMATION & SERVICES

- Superfast fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

