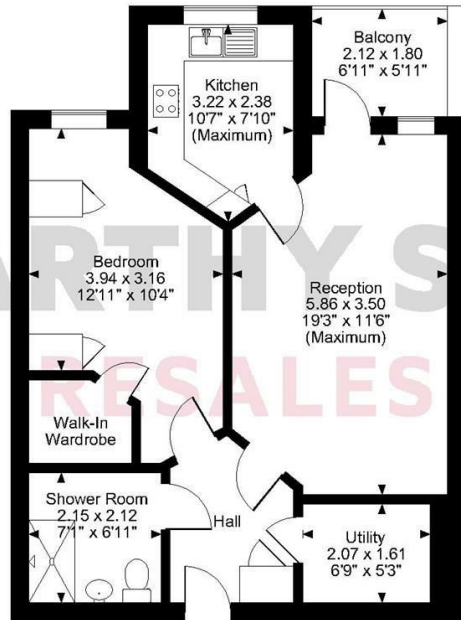
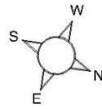


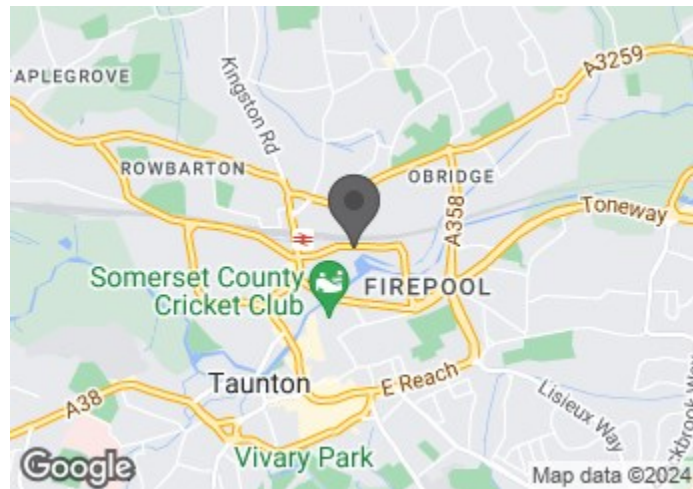
Lock House, Keeper Close, Taunton
 Approximate Gross Internal Area
 601 Sq Ft/56 Sq M
 Balcony external area = 41 Sq Ft/4 Sq M



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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COUNCIL TAX BAND: D



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

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

**35 LOCK HOUSE
 KEEPER CLOSE, TAUNTON, TA1 1AX**



JOIN US FOR COFFEE & CAKE - WEDNESDAY 11th SEPTEMBER 2024 - FROM 10am-4pm - BOOK YOUR PLACE TODAY!

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)

ASKING PRICE £225,000 LEASEHOLD

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

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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.

SHARED OWNERSHIP SCHEME

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

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

1 BED | £225,000

Service Charge: £2,506.58 per annum (for financial year ending 30/06/2024)

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).

LEASEHOLD

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

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.

SERVICES

Mains water and electricity, Electric room heating, Mains drainage
Superfast fibre broadband available.

