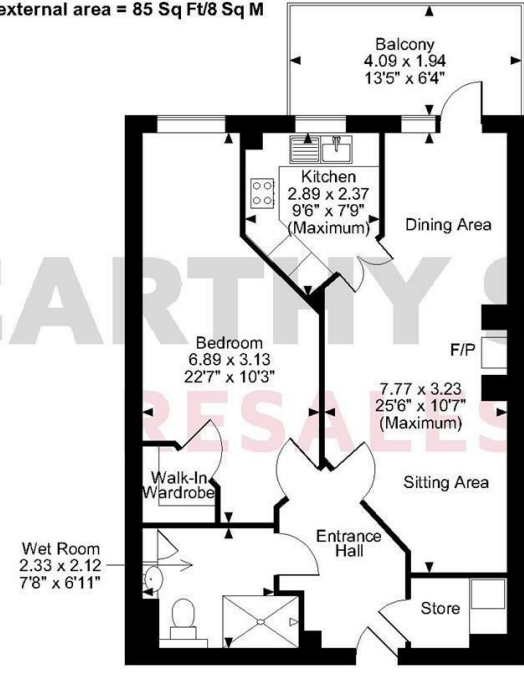
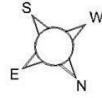


Ellisfields Court, Mount Street, Taunton  
 Approximate Gross Internal Area  
 632 Sq Ft/59 Sq M  
 Balcony external area = 85 Sq Ft/8 Sq M



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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# McCARTHY STONE RESALES

## 32 ELLISFIELDS COURT MOUNT STREET, TAUNTON, TA1 3SS



### COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



First floor one bed retirement apartment with walk out South facing balcony overlooking the landscaped communal gardens. Lift access to all floors, making the fantastic communal facilities, such as the restaurant, homeowners lounge and gardens, easily accessible.

\*Energy Efficient\* \*Pet Friendly\*

## ASKING PRICE £250,000 LEASEHOLD

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

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

# ELLISFIELDS COURT, MOUNT ST, TAUNTON, TA1 3SS

## INTRODUCTION

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 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 nearby.

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 staff and Estate Manager who oversee the smooth running of the development. The property enjoys excellent communal facilities including a home owners' lounge, restaurant with a fantastic, varied daily table-service lunch, laundry room, scooter store and landscaped gardens.

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 "dip in and out" 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 per night applies.

## ENTRANCE HALLWAY

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 cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system.

## LIVING ROOM WITH BALCONY ACCESS

A spacious room with much natural light thanks to its sunny, southerly facing aspect which overlooks the gardens and woodland beyond - perfect for watching the landscape change with each season. An attractive pine (inner-framed) triple-glazed French door and matching side-panel opens onto a balcony. Attractive feature fireplace with inset electric fire. TV and aerial points. Plug sockets are

elevated for ease of use. Feature glazed panelled double doors lead to the kitchen.

## KITCHEN

A lovely outlook from the triple-glazed window above the sink which is electronically operated for ease of use. 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 halogen hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splash backs and tiled floor.

## DOUBLE BEDROOM

A well-proportioned double bedroom. An attractive pine (inner-framed) triple-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving. TV and aerial points. Plug sockets are elevated for ease of use.

## WET ROOM

Modern white suite comprising; 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, walk-in level access shower with thermostatically controlled shower. Fully tiled walls and wet room vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## CAR PARK (PERMIT SCHEME)

Parking is by allocated space at a fee of £250 per annum. Please check with the Estates Manager on site for current availability.

## 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

# 1 BED | £250,000

- 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: £8,823.88 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: £435 per annum

Ground Rent Review Date: 1st January 2029

Lease Length: 125 years from 1st January 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.

