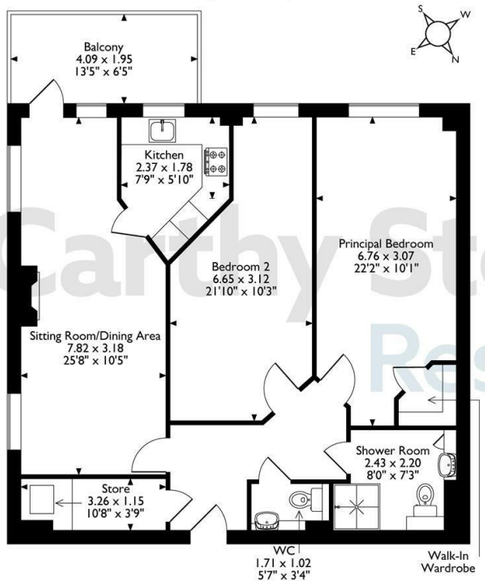
McCarthy Stone
Resales

Ellisfields Court, Flat 30, Mount Street, Taunton
Approximate Gross Internal Area
86 Sq M/926 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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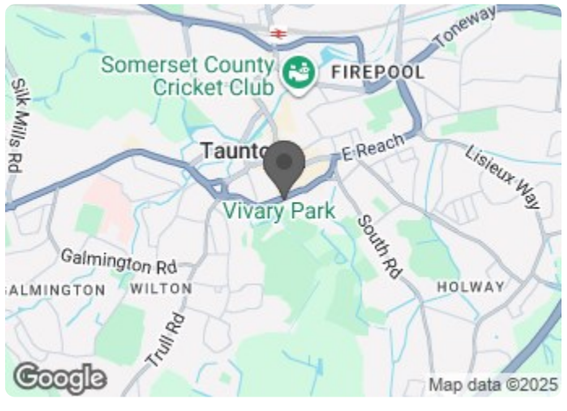
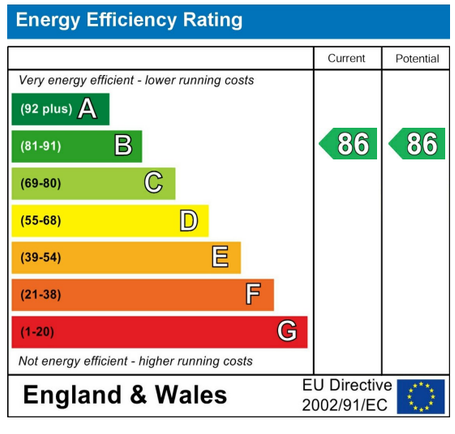
Council Tax Band: F





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.

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McCarthy Stone
Resales

30 Ellisfields Court

Mount Street, Taunton, TA1 3SS

Asking price £339,950 Leasehold

Well presented first floor, dual aspect retirement apartment with South Westerly aspect and walk out balcony overlooking the landscaped communal gardens.
Energy Efficient *Pet Friendly* *On Site Restaurant*

Call us on 0345 556 4104 to find out more.

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

Ellisfields Court, Mount Street, Taunton TA1 3SS

2 Bed | £339,950

Ellisfields Court
Constructed in mid-2014 by renowned, award-winning developers McCarthy Stone, Ellisfields Court consistently continues to be one 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. Homeowners benefit from one hour of domestic assistance each week included within the service charge, 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.
The development enjoys excellent communal facilities, having recently been redecorated 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.

The Local Area
Central Taunton is part of the annual West Country Carnival circuit and hosts the Taunton Flower Show. Within Taunton, you'll also find the Eat Wellington Food and Drink Festival, and Fake Festival, which is home to some of the UK's most popular cover bands. In the evenings, you'll find plenty of opportunities to enjoy some local theatre, arts and culture. The Brewhouse Theatre & Arts Centre stages regular and varied performances throughout the year, while Tacchi-Morris Arts Centre hosts theatre, dance and comedy shows, as well as a range of performances from schools and colleges. If you're keen to take up a new hobby in your golden years, then you'll also find community classes here and at the Creative Innovation Centre in the town centre.
Sports fans are well catered for as well. Taunton is home to Somerset County Cricket Club and occasionally hosts the England men's and women's national teams. The town also contains a rugby union club, a rugby league club and a football club. Elsewhere, Taunton Racecourse is only two miles away from the centre of Taunton.

Entrance Hall:
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 WC and corner wash-basin. Half tiled walls and vinyl flooring.

Living Room
A spacious dual aspect 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 phone points, plug sockets are elevated for ease of use. Feature glazed panelled double doors lead to the kitchen.

Balcony
Overlooking the gardens, the balcony is a lovely space to sit out and has enough space for a small table and chairs.

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 fridge and freezer. Ceiling spot light fitting, tiled splash backs 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:
A further generous size double bedroom with triple glazed window.

Shower Room
White suite comprising; level access shower, 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, fully tiled walls and vinyl flooring.

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

Additional Information & Services
• Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

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: £12,909 per annum (for financial year ending 30/09/2026).

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: 1st Jan 2029
Lease: 125 years from 1st Jan 2014

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.