



55 Riverain Lodge

Taunton, TA1 1FF

£295,000 Leasehold



**Wilkie May
& Tuckwood**

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is given as to their availability or efficiency at any time.
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SECOND FLOOR: LIVING ROOM: 18'2" x 10'3" (5.53m x 3.12m), KITCHEN: 7'6" x 7'8" (2.28m x 2.33m), BEDROOM: 13'6" x 9'9" (4.11m x 2.97m),

SHOWER ROOM: 6'8" x 5'5" (2.03m x 1.65m)

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Description

A one bedroom, second floor retirement apartment for the over 60s with balcony and riverside view.

The property offers well presented accommodation throughout and must be viewed in order to fully appreciate.

Riverain Lodge is a charming development of 72 one and two bedroom retirement apartments situated in an ideal position close to Taunton town centre with views over the River Tone across to Goodland Gardens and Castle Green.

The development is benefitted by a on site manager and a guest suite, which is available for family and friends to stay in (at an additional cost).

- Second Floor Apartment
- Retirement Specific (Over 60s)
- One Bedroom
- Close To Town Centre
- Balcony and Riverside Views



The accommodation comprises in brief; front door leading into entrance hall, generous size living room with Portuguese limestone fireplace and access to the kitchen and private balcony. The balcony offers views of the River Tone and over towards Goodland Gardens. There is a modern fitted kitchen offering a range of wall and base units, work surfaces and tiled splashbacks, four ring induction hob, integrated fridge/freezer and washer/dryer. From the hallway there is a doorway leading to the shower room comprising of wc, wash hand basin and large walk-in shower. A double bedroom completes the accommodation with a useful wardrobe and window overlooking the rear.

Riverain Lodge has been designed with safety and security at the forefront. As a result, the apartment has an emergency careline system installed and a secure video entry system for peace of mind.

The development requires at least one owner to be over the age of 60, with a second owner over the age of 55.

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GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale leasehold by private treaty with vacant possession on completion.

Lease Information: Lease Length: 999 years from 2022. Service Charge (for year ending November 2024): £2,468.25 p/a. Ground Rent: £575 p/a (to be reviewed in April 2032).

Services: Mains water with meter, mains electricity, mains drainage, ground source heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY

Property Location: w3w.co/option.tamed.fonts

Council Tax Band: E

Broadband Coverage: Ultrafast with up to 1000 Mbps download speed and 220 Mbps upload speed.

Mobile Phone Coverage: Indoor—voice & data likely with Three, O2 & Vodafone. Outdoor—voice & data likely with EE, Three, O2 & Vodafone.

Flood Risk: Rivers & Sea—medium. Surface water—high.

Agents Note: A 1% contribution of the sale price to the contingency fund is payable by the seller upon completion of the sale of the property.

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared July 2024. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



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