

# KINGFISHER COURT

TAUNTON



**McCARTHY STONE**  
*Life, well lived*

## **CONTENTS**

Kingfisher Court

Taunton

Development features

Property details

*Went*

Long country walks. Slow  
summer Sundays. Crying at  
movies. Bank holiday Mondays.  
Hugging and kissing. Cheering  
them on. Fresh sheets, soft  
pillows. Your favourite song.  
McCarthy Stone. Life, well lived.



## Kingfisher Court

Taunton

Development features

Property details

## A COUNTY TOWN THAT SPOILS YOU FOR CHOICE.

There's so much to like about Taunton. Thriving community atmosphere. Fantastic shopping. Tempting eateries. Rich in historic architecture. Convenient bus services. Excellent train connections to Birmingham and London. Two designated Areas of Outstanding Natural Beauty on its doorstep. It's no surprise the largest town in Somerset is such a popular place to call home.

### **FIND YOUR HAPPY PLACE IN TAUNTON.**

In the heart of this bustling county town, you'll find Kingfisher Court. Designed with the over 70s in mind, the development is built to high standards and is an ideal place to live life well.



# Kingfisher Court

Taunton

Development features

Property details





## LIVE LIFE YOUR WAY.

Whatever you love doing in life, Taunton and the surrounding area have so much to offer. You'll find Kingfisher Court has been carefully located to help you take full advantage.

Not far from the development's front door is a conveniently placed bus stop, so reaching the town centre is a breeze. For groceries, Sainsbury's supermarket is just half a mile away. Taunton's main streets and shopping centre are home to familiar high street names alongside independent shops and boutiques. You'll also find an eclectic mix of standalone businesses in the pedestrianised Bath Place and the town's Independent Quarter.

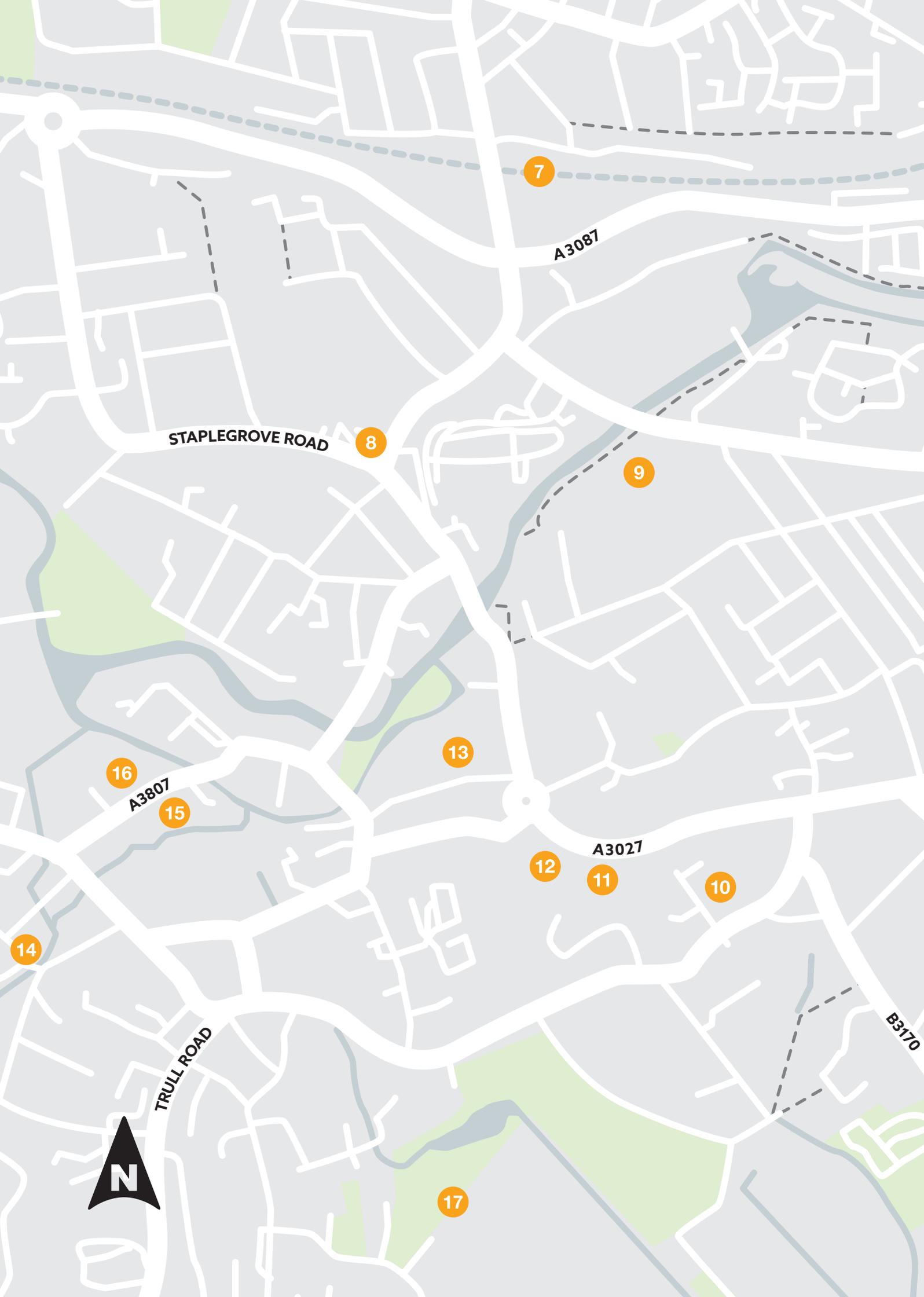
There's plenty to tempt your tastebuds too. Taunton was the birthplace of 'Taste of the West' now Britain's largest regional food group. The town is a foodie's delight with wonderful local produce served in numerous pubs, cafes, restaurants and hotels. A farmers' market is hosted weekly.

A wealth of festivals, markets, carnivals, fairs and fetes are held throughout the year

including a popular flower show and The Rural Living Show. The Brewhouse Theatre stages regular and varied performances and you'll find The Museum of Somerset in the 11th Century castle. Sports fans will be delighted to discover Taunton is home to Somerset's County Cricket Ground. There is also a rugby union, a rugby league and a football club.

The town is proud of its many parks. The finest is Vivary Park located close to the development and is perfect for a picnic or a stroll. Heading further afield couldn't be easier. The railway station services Manchester Piccadilly, Birmingham New Street and London Paddington. Locally, you'll also find regular buses to Minehead, Bridgwater and Weston-Super-Mare.

To enjoy the great outdoors, head to the nearby Blackdown Hills and Quantock Hills. The latter was the first designated Area of Outstanding Natural Beauty in England and offers wonderful wilderness and tranquillity.



7

A3087

STAPLEGROVE ROAD

8

9

16

A3807

15

13

A3027

12

11

10

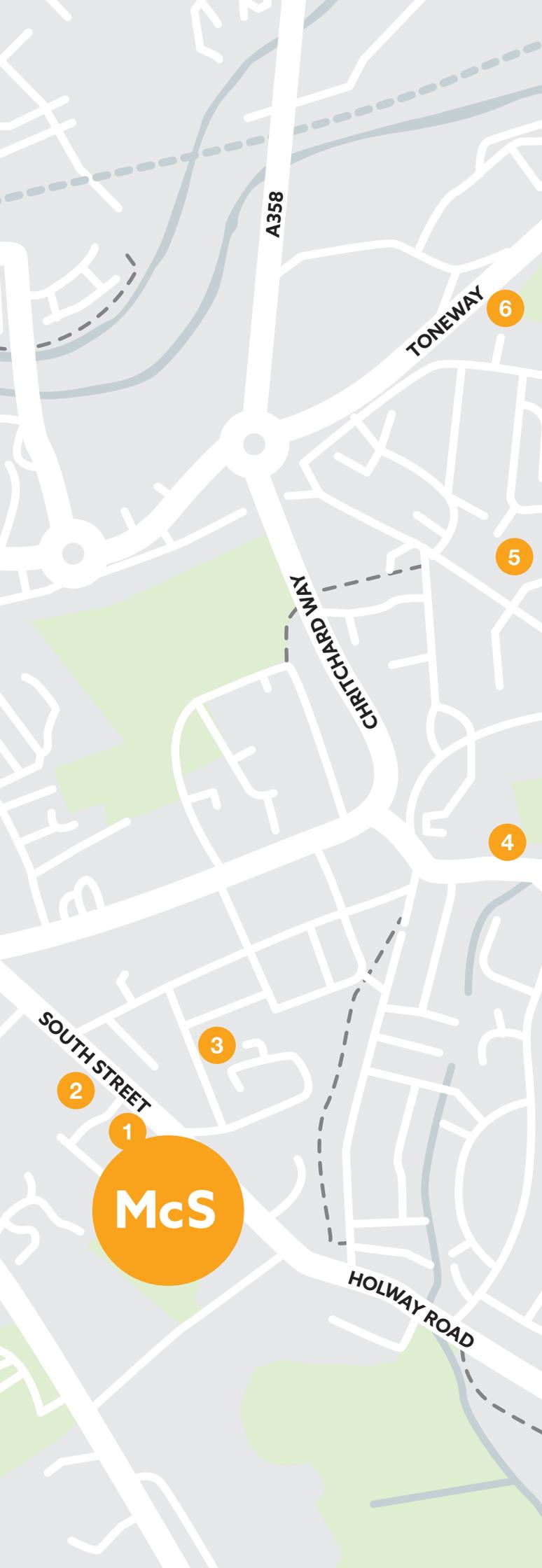
14

TRULL ROAD

B3170



17



**KINGFISHER COURT**

McS South St, Taunton  
TA1 3AQ

**MAP KEY.**

- 1 Trinity Road Bus Stop  
- 100 yards from Kingfisher Court
- 2 Barry the Baker
- 3 Holy Trinity Church
- 4 Taunton Vale Healthcare  
- Doctors Surgery
- 5 LIDL - Roman Road
- 6 ASDA Taunton Supercentre
- 7 Taunton Railway Station
- 8 Bupa Dental Care Taunton
- 9 Cooper Associates County Ground  
- Somerset County Cricket Club
- 10 Sainsburys
- 11 Orchard Shopping Centre -  
High street brands including  
Marks & Spencers
- 12 Boots - Pharmacy
- 13 Museum of Somerset
- 14 Musgrove Park Hospital
- 15 LIDL - Castle Street
- 16 Tesco Superstore - Castle Street
- 17 Vivary Park & Vivary Golf Centre



# **“STRICTLY NIGHTS WITH FRIENDS.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

# Kingfisher Court

## Taunton

### Development features

### Property details

## BEAUTIFULLY STYLED, INSIDE AND OUT.

Located in a quiet residential area about one mile from the town centre is Kingfisher Court. What immediately catches the eye is the development's contemporary exterior design. It's a thoughtfully modern addition to a town rich in history.

As you walk into the entrance area, you'll immediately feel at ease. It creates a wonderful welcome for homeowners, friends and family members alike. From here, you can enter the communal lounge.

As you'd expect from a development in a town with such a thriving community atmosphere, the communal lounge is the social heart of Kingfisher Court.

It's light and airy design makes it a place you want to spend time. From a quick catch-up to a lively gathering, it's a great space to get together. It also has plenty of quiet spots too,

perfect for spending time with a newspaper or a good book. For a bite to eat, the bistro restaurant serves drinks, light snacks and a delicious seasonally inspired menu every day.

From the lounge you can access the immaculate garden to the rear of the development. The large patio area with its wooden pergola and gazebo is filled with seating. It's perfect for socialising or soaking up some sun.

As you walk along the path that runs parallel with the development building itself, you can admire the rich tapestry of colours created by the trees, plants and shrubs. What's more, not only is the garden a pleasure to look at, it's also effortless to enjoy. We look after all the outside spaces for you.





## MORE FEATURES.

### **BISTRO\***

Ideal when you don't feel like cooking or want to catch up with friends. The bistro also offers a variety of light bites and snacks\*.



### **GUEST SUITE\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities.



### **ON-SITE ESTATE MANAGER**

Ensures the development is safe, secure and well maintained alongside arranging social activities that help build a strong sense of community. Staff are also on-site 24 hours a day.

### **DOMESTIC SUPPORT & ASSISTANCE**

This service can be adapted to your needs. You can even add in things like changing the bed, cleaning the bathroom, shopping for groceries or posting letters. If needed there are flexible care packages.



### **PARKING\***

Spaces are available for purchase\*.

\*Additional charges apply. Subject to availability.

Kingfisher Court  
Taunton  
Development features  
Property details

## MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Kingfisher Court is no exception. Comprising 62 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### **YOUR CHOICE OF PURCHASE OPTIONS.**

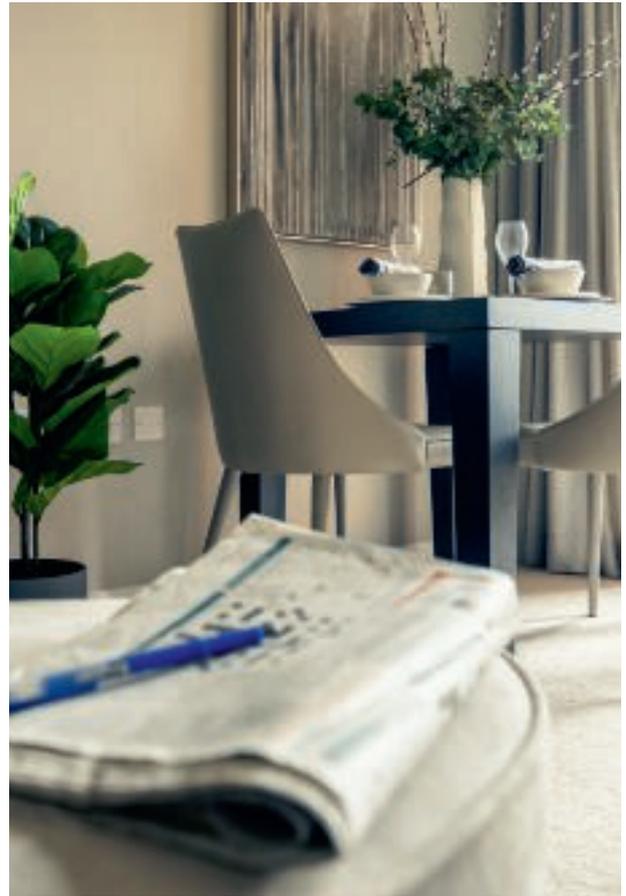
All the available properties in Kingfisher Court come with a choice of purchase options. You can choose to buy outright, rent or part buy, part rent. To help you select the one that's right for you, our friendly Sales Consultants will explain each in greater detail.







Kingfisher Court  
Taunton  
Development features  
Property details



# YOUR NEW HOME IN DETAIL.



## GENERAL

- Double glazing to all windows
- Balcony or patio to select properties
- Walk-in wardrobes to all master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## KITCHEN

- Fitted kitchen with integrated ceramic hob
- Mid height oven
- Anthracite silgranit sink
- Lever mixer taps



## SHOWER ROOM

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror and shaver socket
- Heated towel rail



## HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Oak veneered doors
- Chrome door furniture and fittings



## SAFETY AND SECURITY

- Door camera entry system which is linked to the TV
- 24-hour emergency call system
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs.

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

SO R E F E R E N C E + R E C O R D



# “I’M MORE NEW AGE, THAN OLD AGE.”

Charlotte,  
McCarthy Stone homeowner.

Charlotte is always looking for her next new project, whether it’s joining the local running club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Kingfisher Court, Taunton.

**CALL 0800 201 4106**  
**VISIT [McCARTHYSTONE.CO.UK/](https://www.mccarthystone.co.uk/)**  
**KINGFISHER-COURT**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

November 2021



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/kingfisher-court](https://mccarthystone.co.uk/kingfisher-court)

**McCARTHY STONE**  
*Life, well lived*