

for sale

offers in excess of **£250,000**



Vivary House Kinglake Drive Taunton TA1 3RR

A BEAUTIFULLY APPOINTED retirement apartment for the over 60's, within the splendour of the Blagdon Hill development with SUPERB ON-SITE FACILITIES. Located in the highly desirable Sherford area of Taunton, with ease of access to Taunton's POPULAR VIVARY PARK and country town centre itself.



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Front Door

Leading to...

Entrance Hall

The front door opens into a L-shaped hallway featuring an airing cupboard, additional storage cupboard, and radiator. A alert system provides 24-hour emergency assistance for peace of mind.

Lounge/Diner

10' 6" x 10' 1" (3.20m x 3.07m)

This bright and spacious triple-aspect living area boasts double glazed central opening windows, along with a further double-glazed window to the front. The room includes TV/FM, telephone,

and power points, coving, and two radiators.

Study

7' 10" x 10' 5" (2.39m x 3.17m)

An open-plan layout leads into the study area, which also benefits from large central opening windows opening offering panoramic views of the Blackdown Hills. This sunny spot offers an ideal place to relax.

Kitchen

7' 10" x 10' 5" (2.39m x 3.17m)

A good size well equipped fitted kitchen comprising; range of eye and base units with a gloss finish & under cupboard lighting, complementary counter tops and tiled splashback, waist height integrated electric double oven, 4 ring ceramic hob with overhead extractor, fridge-freezer, slim-line dishwasher, inset one and a



half bowl stainless steel sink and drainer, extractor fan, plinth heater and non-slip flooring.

Bedroom One

10' 10" x 9' 9" (3.30m x 2.97m)

A comfortable double bedroom with gently sloping walls to the window side, rear-facing double-glazed window, radiator, coving, telephone and power points, and a fitted double wardrobe.

En Suite

Includes a fully tiled shower enclosure, low-level WC, pedestal wash basin with wall-mounted mirror and shaver point, radiator, and extractor fan.

Bedroom Two

12' 2" x 6' 6" (3.71m x 1.98m)

Second bedroom with a front-facing double-glazed window and a gently sloping wall. Features include a radiator, coving, power points, and a built-in storage cupboard with hanging rail.

Bathroom

Comprising a panel-enclosed bath with handheld shower attachment, low-level WC, pedestal wash basin, wall-mounted mirror and shaver point, radiator, and extractor fan.

Agents Note

Owners of a Retirement Villages lease are required to pay an assignment fee of up to 12.5% of the property's resale value, either at the time of purchase or upon resale. For full financial details, please contact the Village Manager.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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53 High Street
 TAUNTON TA1 3PR

Property Ref: TTN312869 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 275.00

view this property online connells.co.uk/Property/TTN312869

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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