





## 37 Lock House Court

Lock House Court is a wonderful, modern retirement development located less than 1 mile from the town centre and even closer to the Somerset County Cricket Ground.

The apartment is beautifully appointed and is finished to a high specification with many added little extras from new. It benefits from a very large living room with dual aspect windows and 2 excellent balconies both of which have pleasant views over the surrounding area. There is a modern fitted kitchen and 2 double bedrooms with the main bedroom featuring a lovely en suite shower room and main bathroom. The property is double glazed and has electric heating. Parking is for residents and needs to be discussed with the house manager. There are a range of additional communal facilities which include a resident's lounge and washing facilities to name but a few. For more information, please call us. Offered with no onward chain.

### Key Features

- An excellently presented 2-bedroom retirement apartment
- Very well maintained
- Conveniently located a short distance from Taunton Train Station and Somerset County Cricket Ground
- Entrance hallway with storage cupboard
- Generous living/dining room
- Modern kitchen with integrated appliances
- 2 double bedrooms with master en suite
- Dual aspect balcony
- Mains electricity, water and drainage
- Communal lounge and parking





**Directions:** From the town centre proceed onto Station Road and turn right onto Priory Bridge Road. At the first roundabout turn left onto Trenchard Way (A3087) and continue over the bridge, after the left-hand bend take the second left into Keepers Close and head to the far end where Lock House development will be found.







Bedroom 1	25' 7"	x	10' 10"	7799mm x 3298mm
Bedroom 2	10' 5 1/2"	x	10' 1 1/2"	3186mm x 3088mm
En-Suite	8' 0 1/2"	x	7' 1 1/2"	2457mm x 2166mm
Kitchen	7' 11 1/2"	x	7' 1 1/2"	2430mm x 2170mm
Living Room	19' 9 1/2"	x	17' 11 1/2"	6031mm x 5469mm
Shower Room	7' 1 1/2"	x	5' 6 1/2"	2166mm x 1694mm

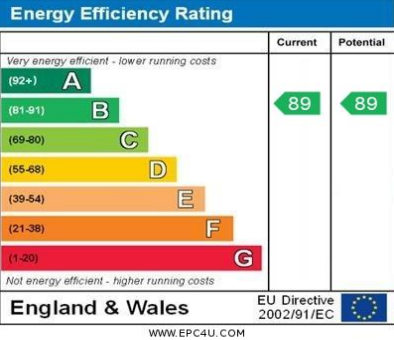
**Tenure:** Leasehold – Approximately 999 years remaining from 2017.

**Service charge:** Approximately £3,759.87 per annum.

**Ground rent:** Approximately £495.00 per annum.

**Tax band:** E

**Services:** Mains water, drainage and electric. Electric heating



Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

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