



2 Fullands Court, Kingsway, Taunton, Somerset, TA1 3YF

A spacious, two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

Downstairs

Shower Room

Sitting Room

Dining Room

Kitchen

Conservatory

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**150 year lease
from 1989**

No Ground Rent

55+ Age Covenant

The Property

2 Fullands Court is a well proportioned two-bedroom, mid terrace cottage with conservatory.

There is a downstairs shower/cloakroom leading off from the entrance hall and the spacious, south facing sitting room has double doors leading through to the separate dining room. The kitchen has a range of fitted units, built-in electric oven and hob and a free standing washing machine and fridge freezer. A door from the kitchen leads out to the rear, private, patio garden. The conservatory is accessed from the dining room and also has a door out to the garden.

Upstairs there are two double bedrooms, both with built in wardrobes and a family bathroom with bath, WC, basin and heated towel rail.

There is electric heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £245,000 (Leasehold)

Directions to Fullands Court

From the M5 junction 25 take the A358 west to Taunton and at the third roundabout take the first exit left into Chritchard Parkway.

The road bends sharply to the right. Pass South Street on your left and then turn left into Silver Street and bear left into South Street (B3170).

Continue down South Road passing Holway Avenue on your left, followed by Greenlands, Stoke Road, Harp Close and Tamar Avenue all on your left.

After passing Fullands Avenue on your left, Fullands Court will be found in a short distance on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01823 321072 / 07384 112439 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



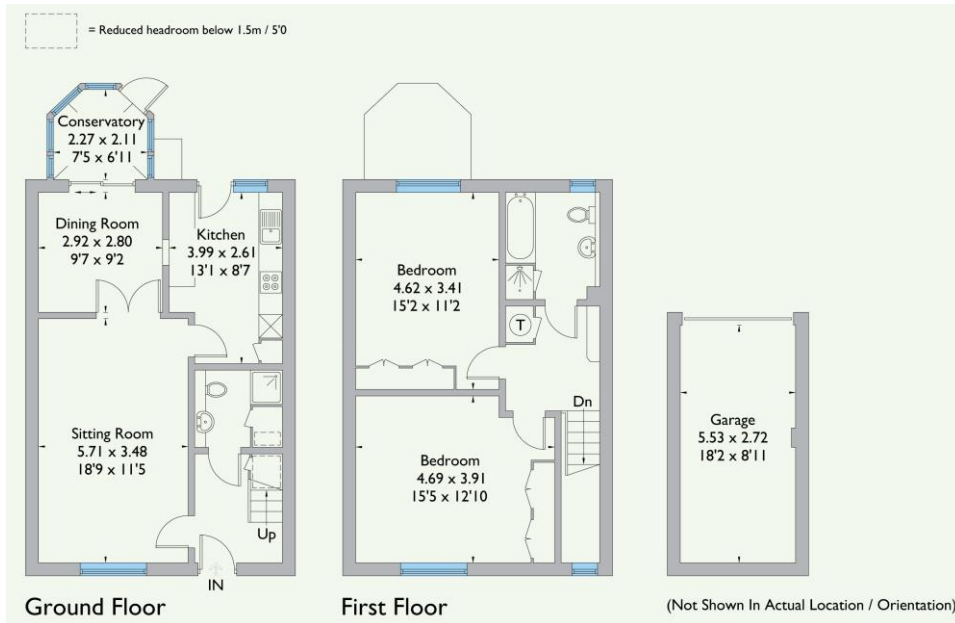
Conservatory



Bedroom 2



Bathroom



Rear with conservatory and patio garden

Approximate Gross Internals: 103.6 m² / 1115 ft² Service Charge: £6,484 pa Energy Performance Rating: E Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Fullands Court

Fullands House, a listed late-Georgian building, is the centrepiece of this beautiful estate, surrounded by a multitude of fine trees. It has changed uses many times over the years, at different points housing local military commanders, friars, lunatics and then, for much of its later life, schoolboys, amongst whom was General Gordon of Khartoum. Now, in happily less dramatic times, it is host to some delightful sunny apartments. The estate also offers a Victorian Gothic cottage and other two and three-bedroom properties, the architecture complementing the main house and surrounded by lawns, beautifully planted beds and woodland.

There are shops close by and a local butcher and fishmonger deliver to the estate, and there is also a weekly farmers' market. A regular bus service goes into the centre of Taunton, the county town of Somerset, with its broad range of shops, restaurants and cultural venues, and a history stretching back to Saxon times. It is home to Somerset Cricket Club and a well-known racecourse and is surrounded by beautiful countryside, on the edge of Exmoor. The Quantock Hill Area of Outstanding Natural Beauty also lies just a few miles to the north.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



30 PROPERTIES
BUILT 1989



RESIDENT
ESTATE
MANAGER



GUEST
SUITE



ALLOTMENTS



LAUNDRY
FACILITY



GARDENER



Fullands Court Gardens



Somerset County Cricket Ground



Taunton



Taunton War Memorial

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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