



**10 Fullands Court, Kingsway, Taunton, Somerset, TA1 3YF**

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



Entrance Hall

Downstairs  
Shower Room

Sitting Room

Dining Room

Kitchen

Three Double  
Bedrooms

Bathroom

Garage

Patio Garden

150 year Lease  
(from 1989)

No Ground Rent

55+ Age Covenant.

## The Property

10 Fullands Court is a well presented three bedroom cottage situated in beautiful estate grounds.

Upon entering the property there is hallway which leads to the useful downstairs shower room and open plan living and dining room.

The spacious living room is bright and airy and leads directly through to the dining room through double doors. The modern kitchen is also accessed from the living room and has a range of fitted units along with space for a freestanding hob and oven, dishwasher and fridge freezer. There is direct access to the enclosed patio garden from both the kitchen and dining room.

Upstairs the property has three large double bedrooms each with fitted wardrobes. Bedroom one is a very good size and has lovely views over the garden – as does bedroom three which also has a balcony. There is a spacious bathroom with bath and bidet. The bath has an overhead shower and also fitted electric bath seat. There is space and plumbing for a washing machine.

There are modern, efficient individually controlled electric radiators throughout and double glazing. A partially boarded loft with easy access provides additional useful storage.

A single garage, with light and power, is nearby.

**Guide Price: £310,000 (Leasehold)**

## Directions to Fullands Court

For google maps or Sat Nav use postcodes: TA1 3DF or TA13YF - Fullands Court  
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From the M5 junction 25 take the A358 exit to Taunton  
At the Blackbrook roundabout, take the 5<sup>th</sup> exit "Toneway" / A358  
Turn left onto Bridgewater Road.  
Turn left onto Ilminster road  
Turn right onto Blackbrook Way  
At the roundabout take the 1<sup>st</sup> exit to Chestnut Drive  
At the end of Chestnut drive turn right onto Shoreditch Road  
Turn left into Fullands House and Fullands Court

**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



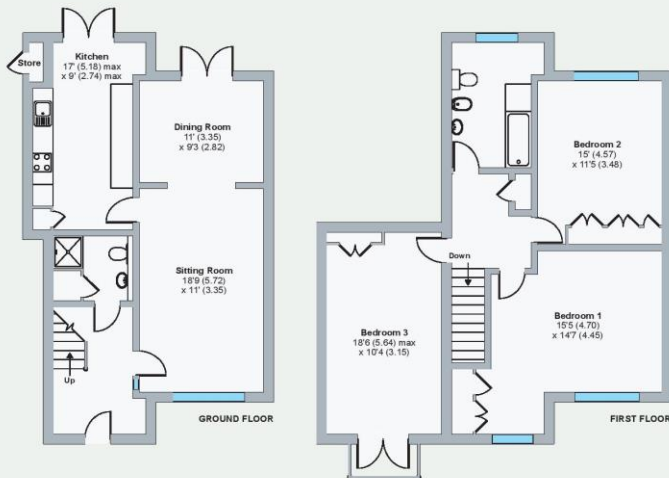
Bedroom 1



Bedroom 3



Bathroom



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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View from balcony

**Approximate Gross Internals: 1426 Sq. Ft/ 132.6 Sq. m Service Charge: £6484 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 including a post office, One Stop store and butcher. A fishmonger delivers to the estate. The centre of Taunton, the county town of Somerset is a bus journey away, 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.



Fullands Court Gardens



Somerset County Cricket Ground



Taunton



Taunton War Memorial

## Services and Amenities at a Glance



30 PROPERTIES  
BUILT 1989



RESIDENT  
ESTATE  
MANAGER



GUEST  
SUITE



ALLOTMENTS



LAUNDRY  
FACILITY



GARDENER

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Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

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