



3 Fullands Court

Kingsway – Taunton – Somerset – TA1 3YF

*The English Courtyard Association and The Beechcroft Trust –
synonymous with the very best in retirement housing since the 1980s*

Guide Price - £249,950 Leasehold

**A highly sought after 3 bedroom cottage with a private
walled terrace**



Front elevation



The ornamental pond

Built in the extensive grounds of Fullands House, a Grade II listed building, and within a mile of the thriving country town of Taunton

A good range of local facilities within a few minutes' walk

Excellent road communications via the M5, and Taunton main line train service to London (approx 2 hours)

An extremely spacious three bedroom cottage with two reception rooms and a conservatory

Private garage

Services include resident Estate Managers and personal alarm system

There is a laundry room, and guest suite available for visitors to stay

150 year lease (from 1989), no ground rent and 55+ age covenant

For viewings please contact the Courtyard Manager on 01823 321072

Sales for

The English Courtyard Association
and The Beechcroft Trust

Glebe Barn, Cuxham Road,
Watlington, Oxfordshire, OX49 5NB

T: 01491 61 59 61

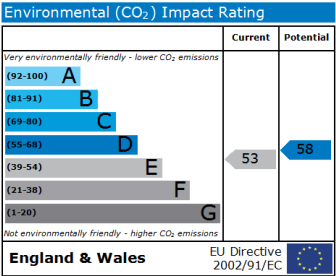
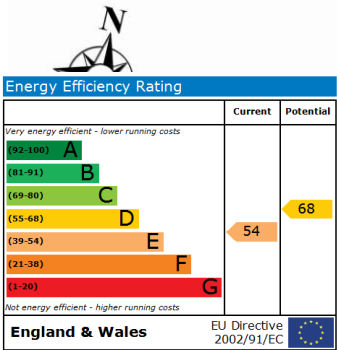
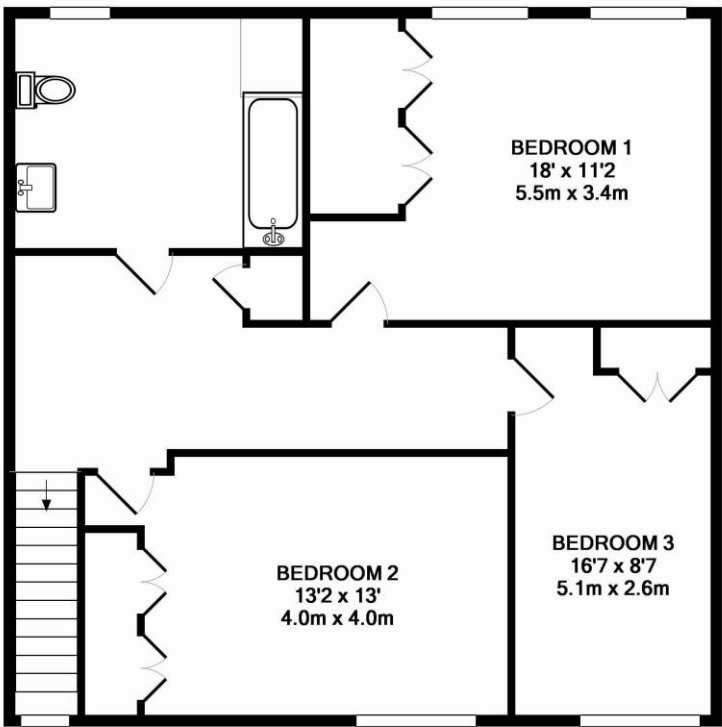
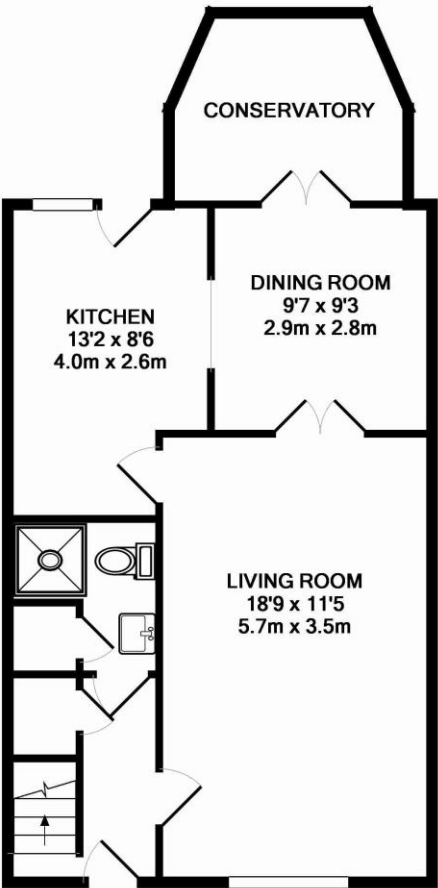
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PROPERTY

Taunton, on the River Tone, is the county town of Somerset with a history going back to Saxon times. Today it is the cultural and economic centre of the region with excellent road and rail links, and all the facilities that could be wished for in a thriving modern town.

Fullands Court is situated a mile to the south of the town centre and local facilities are within a few minutes' walk; these include a supermarket, post office and butcher. There is also a regular bus service to and from the centre of town. The cottage is offered for sale in good decorative order and enjoys light and airy open plan reception room space ideal for entertaining.



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.