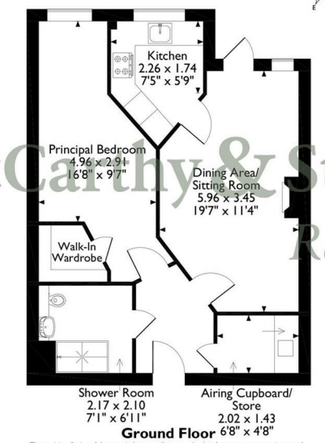
Excellent

Trustpilot

McCarthy & Stone
Resales.

9 Dukes Court, Bulford, Wellington, Somerset
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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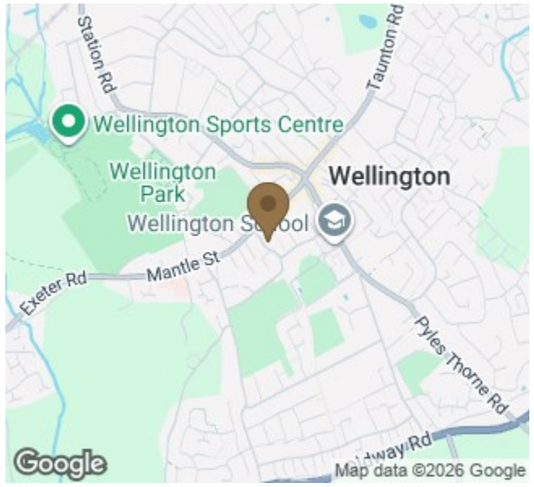

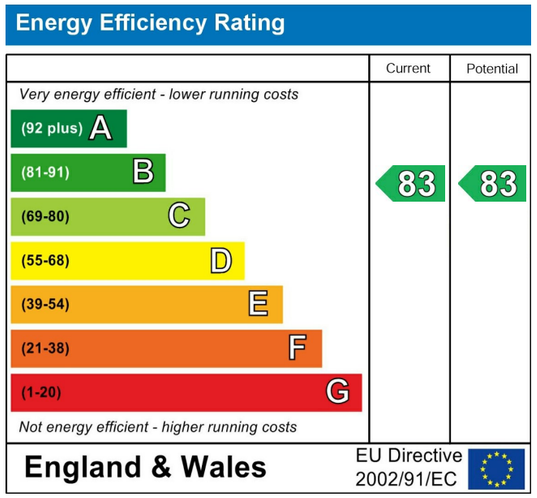

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

9 Dukes Court

Bulford, Wellington, TA21 8QQ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Dukes Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor, One Bedroom Apartment
- Direct Access From Living Room On To A Patio Area & Communal Gardens
- Well Equipped Kitchen With Integrated Appliances
- Modern Shower Room With Level Access Shower
- Homeowners Lounge Where Social Events Take Place
- Laundry Room & Mobility Scooter Store
- Beautiful Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline & Secure Entry System For Peace Of Mind
- Excellent House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Dukes Court, Wellington

1 | 1 | Asking price £210,000

Dukes Court
Constructed in 2014 by award-winning retirement home specialists McCarthy Stone, Dukes Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development.

Dukes Court enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Dukes Court; This is a vibrant community where there are always plenty of regular activities taking place including; coffee mornings, games and quiz nights, seasonal and themed events. Whilst there is something for everyone homeowners are of course free to either participate frequently, or remain as private as they might wish.

The Local Area
Dukes Court is ideally located within an easy level walk of the Town centre with a plethora of shops, restaurants and bars, hairdressers, Cottage Hospital and so many other useful amenities close at hand. Bus routes are close by with a regular service to Taunton.

No.9
Located on the ground floor, this well presented apartment has direct access out on to a patio area, along with the beautiful communal gardens from the living room. The kitchen is well equipped with integrated appliances, the double bedroom has a walk in wardrobe and the bathroom has a walk in shower.

Entrance Hall
Having a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in cupboard with light and shelving housing the Gledhill water cylinder supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature Glazed panelled door leads to the living room.

Living Room
A welcoming room with a glazed French door and matching side panel opening onto a patio area with room for a table and chairs, and the communal gardens. Feature fireplace with inset electric fire. Feature glazed panelled door leads to the kitchen.

Kitchen
Excellent range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Triple glazed window, extensively tiled walls and tiled floor.

Double Bedroom
Triple-glazed window. Walk-in wardrobe with auto light, ample hanging space and shelving.

Shower Room
White sanitary ware comprising; level access, walk-in shower with a glazed shower screen, close-coupled WC, vanity wash-hand basin set into a cupboard unit with mirror, strip light and shaver point above. Electric heated towel rail, emergency pull cord, fully tiled walls and floor.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £2,939.62 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 years from 1st Jan 2014
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.