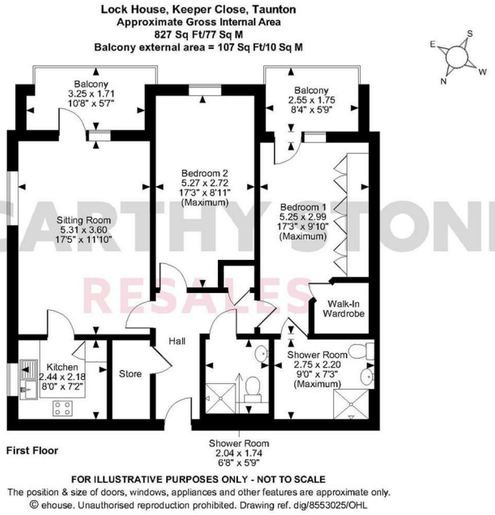
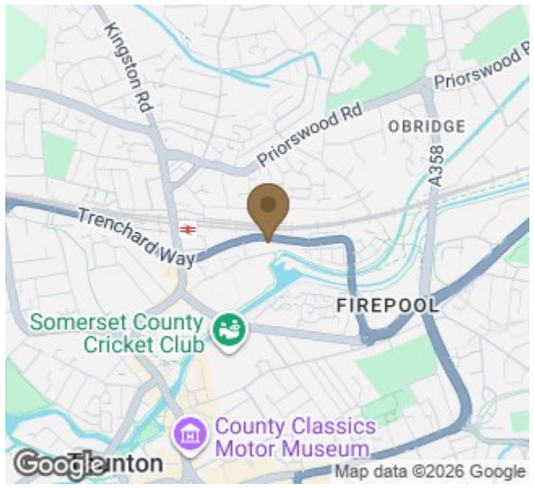
Excellent

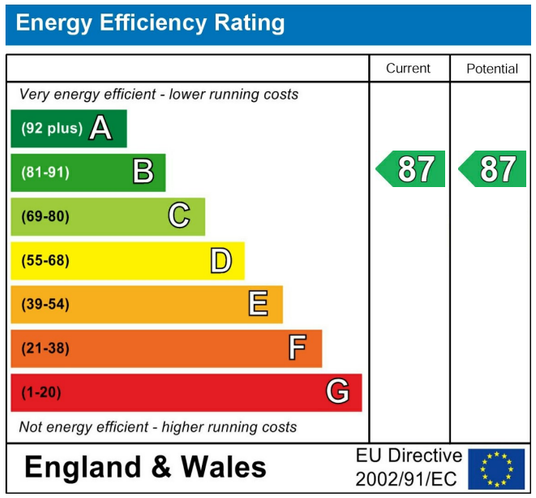
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The Property Ombudsman







29 Lock House

Keeper Close, Taunton, TA1 1AX

2 2 Council Tax Band: E

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 29 Lock House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £300,000 Leasehold

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

Why you'll love living here:

- South Facing Two Bedroom Corner Apartment - NO ONWARD CHAIN
- Second Floor - Lift Access To All Floors
- Two Balconies Overlooking Taunton & The Canal
- Owned Parking Space
- Master En-Suite Bedroom With Walk In Wardrobe
- House Manager Oversees The Running Of The Development
- 24/7 Careline & House Manager During Office Hours
- Homeowners Lounge & Gym
- Guest Suite Available For Visiting Friends & Family
- Communal Roof Terrace

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

29 Lock House, Taunton

2 | 2 | Offers in the region of £300,000

Lock House
Presented in excellent order, this two bedroom, second floor apartment enjoys a pleasant Southerly aspect from it's two balconies, along with views over Taunton and the canal. The apartment offers bright accommodation including a living room and master bedroom both with French doors opening onto balconies, quality kitchen with a host of integrated appliances, two shower rooms (one en-suite to the master bedroom), further double bedroom and a large utility cupboard with washer/dryer.

Lock House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the day-to-day support provided by our excellent House Manager who overseas the smooth running of the development. 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. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens a decked terrace. There is also a super guest suite for visiting family and friends for which a small charge per night applies.

There is a variety of regular social activities to choose from including; coffee mornings, film nights and themed events.

Apartment 29
Occupying a prime position within this highly regarded development, No.29 is a beautifully presented apartment offering spacious and well-appointed accommodation, complemented by the rare benefit of two separate south-facing balconies.

The impressive dual-aspect living/dining room is bright and welcoming, with glazed doors opening onto one of the balconies. Both balconies enjoy a sunny south-facing aspect, with views extending across Taunton and towards the canal, providing a wonderful outlook and an ideal space to sit and enjoy the surroundings.

The modern fitted kitchen is well equipped with a range of integrated appliances, while the apartment features two generously proportioned double bedrooms. The principal bedroom benefits from its own private balcony, together with a walk-in wardrobe and en-suite shower room. A separate guest shower room provides additional convenience.

With its prime position, dual-aspect living room, two south-facing balconies with attractive views and excellent bedroom accommodation, No.29 offers a particularly appealing combination of comfort, space and outdoor living, along with the valuable benefit of an owned parking space.

Parking
No.29 has it's own privately owned parking space.

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

The Local Area
Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons,. This is very much an 'up and coming' area of Town with a vibrant local community and an eclectic choice of local shops, cafes bars and restaurants.. Taunton Station is only 0.2 miles away with regular train service to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town.

With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

Social Lifestyle
The Communal Lounge is at the heart of the community at Lock House and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. There is also a communal gym, located on the top floor, with access out on to the roof terrace.

Landscaped Gardens
One of the main social hubs of Lock House is the large decked area accessed from the communal lounge. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Roof Terrace
Lock House boasts a stunning roof terrace with ample contemporary seating, overlooking the canal, the town and towards the Quantock Hills. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summer's evening with new found friends.

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.

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.

The Annual Service Charge: £4,137.46 for the financial year ending 30/06/2027.

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

Lease
Ground Rent: £495 per annum
Ground Rent Review Date: January 2032
Lease 999 Years from January 2017









