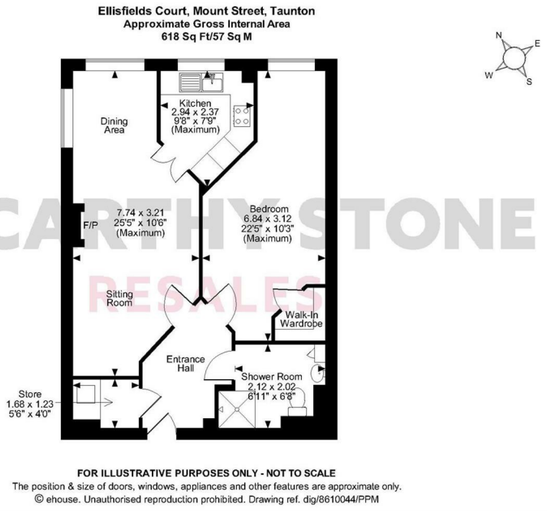
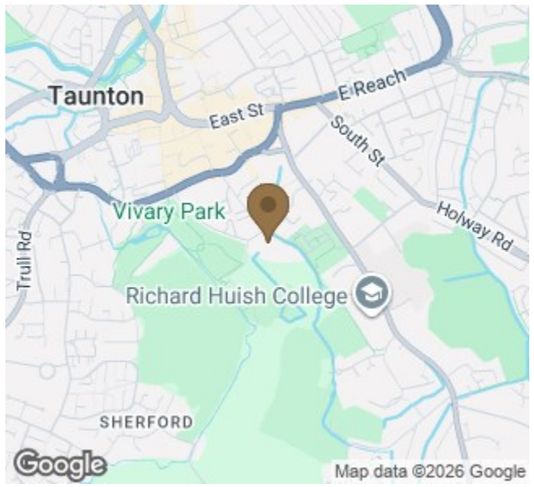
Excellent

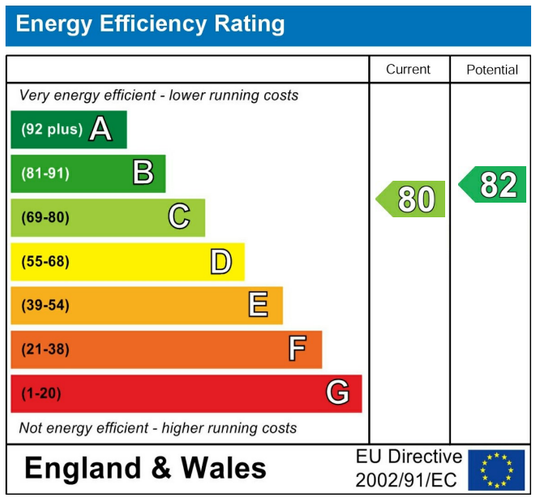
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Registered in England and Wales No. 10716544

The Property Ombudsman







20 Ellisfields Court

Mount Street, Taunton, TA1 3SS

1 1 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 20 Ellisfields Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £140,000
Leasehold

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

Why you'll love living here:

- Beautifully Presented First Floor Apartment - Close Lift Access To All Floors
- Dual Aspect Living Room With Feature Fireplace
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- On Site Restaurant
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- 24/7 Careline & Secure Entry System
- Guest Suite Available For Family & Friends
- Function Room Available For Events

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

20 Ellisfields Court, Taunton

1 | 1 | Asking price £140,000

Ellisfields Court
Constructed in mid-2014 by renowned retirement home specialists McCarthy Stone, Ellisfields Court consistently continues to be one our most sought-after developments and it is not difficult to understand why; a quiet backwater location yet within short easy access to the town centre. Beautiful landscaped gardens with a pond that back directly onto Taunton Deane cricket ground with Vivary Park next door. This is a 'Retirement Living Plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and estate manager. Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. 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 applies.

The property enjoys excellent communal facilities including a home owners lounge, superb roof terrace, restaurant with a fantastic and varied daily table-service lunch, laundry room, scooter store and landscaped gardens.

The Local Area
The largest town in Somerset, Taunton contains over 1,000 years of religious and military history, including a 10th century monastery and Taunton Castle. Taunton itself has also been home to many historically important events, including the Second Cornish Uprising of 1497 and the coronation of the Duke of Monmouth, who crowned himself king of England in 1685.

You'll also discover a thriving community spirit here, too. So you'll find it easy to make new friends. Central Taunton is part of the annual West Country Carnival circuit and hosts the Taunton Flower Show. Within Taunton, you'll also find the Eat Wellington Food and Drink Festival, and Fake Festival, which is home to some of the UK's most popular cover bands.

In the evenings, you'll find plenty of opportunities to enjoy some local theatre, arts and culture. The Brewhouse Theatre & Arts Centre stages regular and varied performances throughout the year, while Tacchi-Morris Arts Centre hosts theatre, dance and comedy shows, as well as a range of performances from schools and colleges. If you're keen to take up a new hobby in your golden years, then you'll also find community classes here and at the Creative Innovation Centre in the town centre.

Sports fans are well catered for as well. Taunton is home to Somerset County Cricket Club and occasionally hosts the England men's and women's national teams. The town also contains a rugby union club, a rugby league club and a football club. Elsewhere, Taunton Racecourse is only two miles away from the centre of Taunton.

Transport links surrounding our retirement homes in Taunton are strong, which makes the development perfectly situated for when family and friends come to visit. Taunton Railway Station is located on several mainlines, providing national services to locations such as Manchester Piccadilly, Birmingham New Street and London Paddington. Locally, you'll also find regular buses to Minehead, Bridgwater and Weston-super-Mare.

No.20
No.20 is located on the first floor within close access to the lift that serves all floors. The apartment is beautifully presented with a generous size living room with focal point fireplace, well equipped kitchen with integrated appliances and shower room with level access shower. The double bedroom is of a generous size and incorporates a walk in wardrobe, with a further generous size store accessed from the entrance hall.

Entrance Hall
Having a solid oak-veneered 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. Emergency pull cord, excellent walk-in boiler cupboard with ample storage space, light and shelving and housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit.

Living Room
A welcoming dual aspect room with focal point fireplace with coal effect electric fire. Feature glazed panelled double doors leading to the kitchen.

Kitchen
Versatile kitchen having a triple-glazed electronically operated window enjoying a pretty outlook. Excellent range of maple effect fitted wall and base units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with stainless steel chimney extractor hood over, high level double oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor.

Double Bedroom
A lovely well-proportioned double bedroom. Triple-glazed window with a pleasant outlook, walk-in wardrobe with auto-light, hanging rails and shelving.

Shower Room
Modern white suite comprising: walk-in level access shower with thermostatically controlled shower, close-coupled WC, vanity wash-hand basin with fitted furniture unit including storage both below and to the side, fitted mirror, shaver point and down-lights over. Fully tiled walls and vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

Parking
Car parking is available with a yearly permit costing approx. £250 per annum (subject to availability).

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Annual Service charge: £10,032.63 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease Information
Lease 125 years from 1st January 2014
Ground Rent: £435 per annum
Ground Rent Review: 1st January 2029

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage













