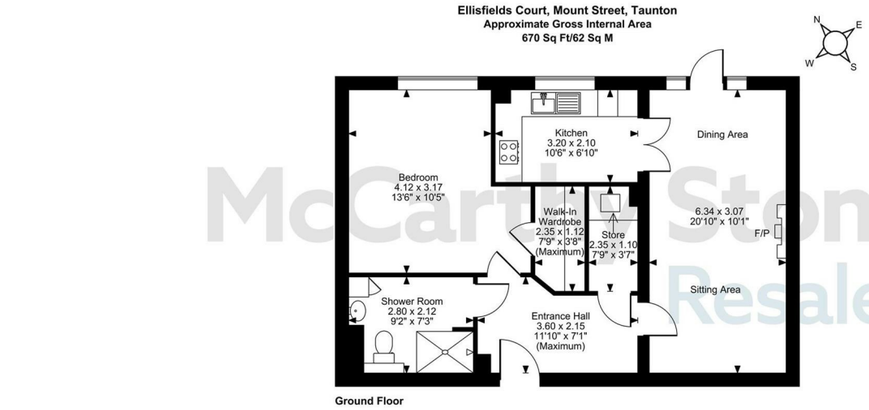
Excellent

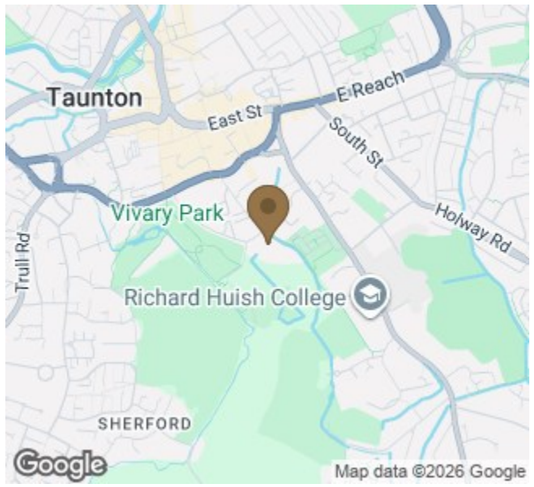
Trustpilot

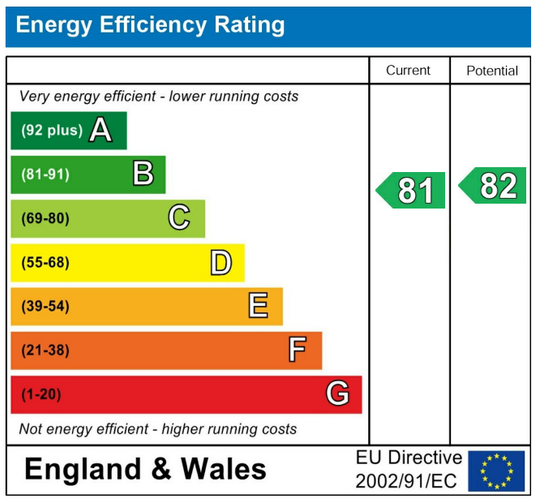
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Registered in England and Wales No. 10716544

The Property Ombudsman







2 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 2 Ellisfields Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £165,000 Leasehold

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

Why you'll love living here:

- Beautifully Presented Ground Floor Apartment
- Located Close by To Fantastic Communal Facilities
- Direct Access Out On To Pretty Patio Area
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- On Site Restaurant
- Homeowners Lounge & Function Room
- Landscaped Communal Gardens
- 24/7 Careline Facility & Secure Entry System
- Guest Suite Available For Family & Friends

McCarthy & Stone Resales.

Trustpilot Rated Excellent

2 Ellisfields Court, Taunton

1 | 1 | Offers in the region of £165,000

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
Taunton, Somerset's county town, offers a perfect blend of peaceful, historic living and modern convenience, making it an ideal, accessible, and welcoming home. Nestled between the Quantock and Blackdown Hills, this picturesque market town balances scenic beauty with an, easy-to-navigate town centre, exceptional healthcare facilities, and a strong, friendly community.

The compact town centre is easily accessible from Ellisfields Court. The town offers a vibrant mix of high-street brands, independent boutiques in Bath Place and St James's, and frequent farmers' markets. Essential amenities, including restaurants and cafes, are plentiful. If they wish, people can immerse themselves in local history at the Museum of Somerset in Taunton Castle, or enjoy performances at the Brewhouse Theatre or the Tacchi-Morris Arts Centre. Beautiful Vivary Park often hosts events, including the exceptional Taunton Flower Show.
Elite sport is available in the town centre at The Cooper Associates County Ground, the home of Somerset County Cricket Club. The racecourse is only 2 miles away. Taunton boasts excellent transport links, including a direct rail line to London, Bristol and Exeter, plus accessible local bus services. With its blend of Georgian architecture, relaxed pace, and vibrant community spirit, Taunton provides a wonderful, high-quality retirement experience.

2 Ellisfields Court
Situated on the ground floor and conveniently positioned close to the development's excellent amenities, this well-presented apartment offers comfortable and practical living accommodation.

The welcoming living room features a modern electric fireplace, creating an attractive focal point, while a glazed door provides direct access to a pretty patio area – a lovely spot to enjoy the fresh air and outdoor space. The North-facing aspect offers a naturally cooler environment during the warmer summer months, with less direct sunlight throughout the day, which can be particularly pleasant during periods of hot weather.

The well-equipped kitchen benefits from a range of integrated appliances. The double bedroom is a comfortable retreat and features a useful walk-in wardrobe, providing excellent storage. The modern bathroom is fitted with a level access shower for ease of use.

Ideally positioned close to the development's communal facilities and amenities, this apartment combines convenience with comfortable, low-maintenance living.

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

Parking
Car parking is available with a yearly permit (subject to availability). There is also an opportunity to rent a storage locker (subject to availability)

Social Lifestyle
The Communal Lounge is at the heart of the community at Ellisfields Court 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.

Landscaped Gardens
Ellisfields Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime. There is also a decked roof terrace, offering a lovely outlook.

Care & Support
The personal care services available at Ellisfields Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

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

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.

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.













