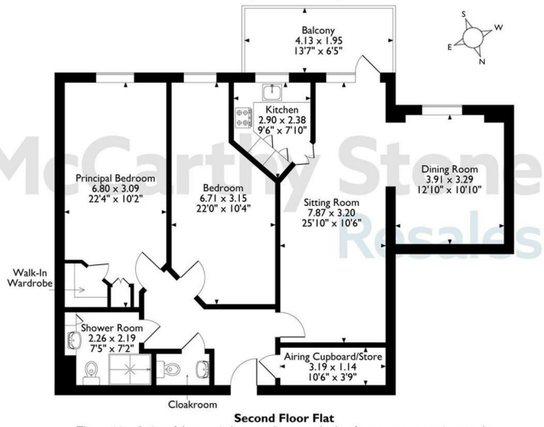
Excellent

Trustpilot

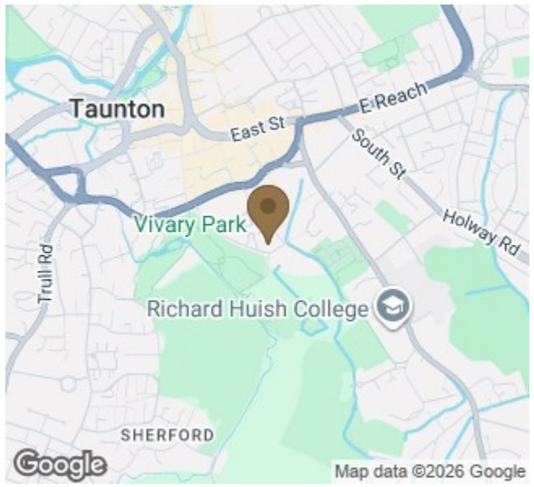
McCarthy & Stone
Resales.

Ellisfields Court, Flat 49, Mount Street, Taunton
Approximate Gross Internal Area
103 Sq M/1109 Sq Ft



Second Floor Flat

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

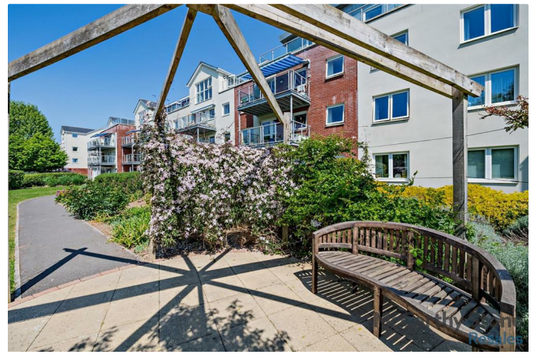
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







49 Ellisfields Court

Mount Street, Taunton, TA1 3SS

2 | 1 | Council Tax Band: F

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

Asking price £299,500
Leasehold

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

Why you'll love living here:

- Second Floor Apartment - Lift Access To All Floors
- South Facing Balcony Overlooking The Communal Gardens
- Spacious 'L' Shaped Living Room With Separate Dining Area
- Two Double Bedrooms - Master Bedroom With Walk In Wardrobe
- Shower Room & Separate Cloakroom
- Estates Team On Site 24/7
- 24 Hour Careline & Secure Entry System
- On Site Restaurant & Homeowners Lounge Where Social Events Take Place
- Communal Gardens Plus Roof Terrace
- Peaceful Backwater Location, Yet Close To Town

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Ellisfields Court, Taunton

2 | 1 | Asking price £299,500

49 Ellisfields Court
Situated on the second floor and conveniently located within easy reach of one of the lifts serving all floors, this well-presented apartment enjoys a desirable South-facing aspect and attractive views over the landscaped communal gardens.
The generously proportioned L-shaped living/dining room provides a wonderful sense of space, with a defined dining area creating a versatile setting for both relaxing and entertaining. Glazed doors open onto the South-facing walk-out balcony, offering a lovely spot to enjoy the sunshine while overlooking the gardens.

The well-equipped kitchen is fitted with a range of integrated appliances and provides a practical and stylish space for everyday living. The apartment benefits from two comfortable double bedrooms, with the principal bedroom featuring a useful walk-in wardrobe for additional storage.

A well-appointed bathroom and separate cloakroom add further convenience, while the spacious accommodation and sunny aspect make this a particularly appealing apartment.
With its generous living space, private South-facing balcony, attractive garden outlook and convenient position close to the lift, this apartment offers comfortable and well-appointed accommodation within the development.

Ellisfields Court
Constructed in mid-2014 by renowned, award-winning developers McCarthy & Stone, Ellisfields Court is located in a quiet backwater location yet within short easy access to the town centre. Beautiful landscaped gardens with 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 overseeing the smooth running of the development.
Homeowners benefit from one hour of domestic assistance each week included within the service charge, 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 per night applies.
The development enjoys excellent communal facilities, having recently been redecorated including a home owner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens, along with a roof terrace.
There is direct access from the development leading to Vivary Park serving as a short cut to town.
Ellisfields Court is a vibrant development with plenty of regular activities and ample opportunity to 'get involved', socialise and make new friends. Equally however, there is, of course, no obligation to participate and Home owners can remain as private as they wish.

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.

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

Parking
Parking is by allocated space at a fee of £250 per annum. Please check with the Estates Manager on site for current 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 Information:
Ground rent: £510 per annum
Ground rent review: 1st Jan 2029
Lease: 125 years from 1st Jan 2014

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.
Service Charge: £13,477.64 per annum (for 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.













