





## 3 Lock House

Keeper Close, Taunton

- Purpose-built retirement apartment
- Ground floor position with private outdoor space
- Dual aspect living/dining room
- Well appointed kitchen
- Two double bedrooms and two shower rooms
- Designated parking space
- Exceptional communal facilities
- Convenient and desirable Taunton location

**TOTAL FLOOR AREA** 77 sq.m.

**TENURE** Leasehold. 999 year lease from 01.01.2017.  
Ground rent: £495 per annum. Service charge: £4061 per annum.

**COUNCIL TAX** Somerset Council Tax Band E. Charges payable for 2025/26 - £3,154.60

**SERVICES** Main services of electricity, water and drainage are connected. Broadband speeds of upto 1000 mbps are available and good mobile signal across the four main networks.









Positioned within the highly regarded Lock House development, this beautifully presented ground floor retirement apartment offers comfortable, secure and well-appointed living in a sought-after location. The property benefits from two private patio areas, a designated parking space and access to an impressive range of residents' facilities.

The accommodation is thoughtfully arranged and comprises an entrance hall with a useful utility cupboard, two very spacious double bedrooms (one with an ensuite shower room), a dual-aspect living/dining room, a fitted kitchen and a further modern shower room. The apartment enjoys an excellent balance of private and communal living, making it an ideal choice for those seeking a relaxed and convenient lifestyle.

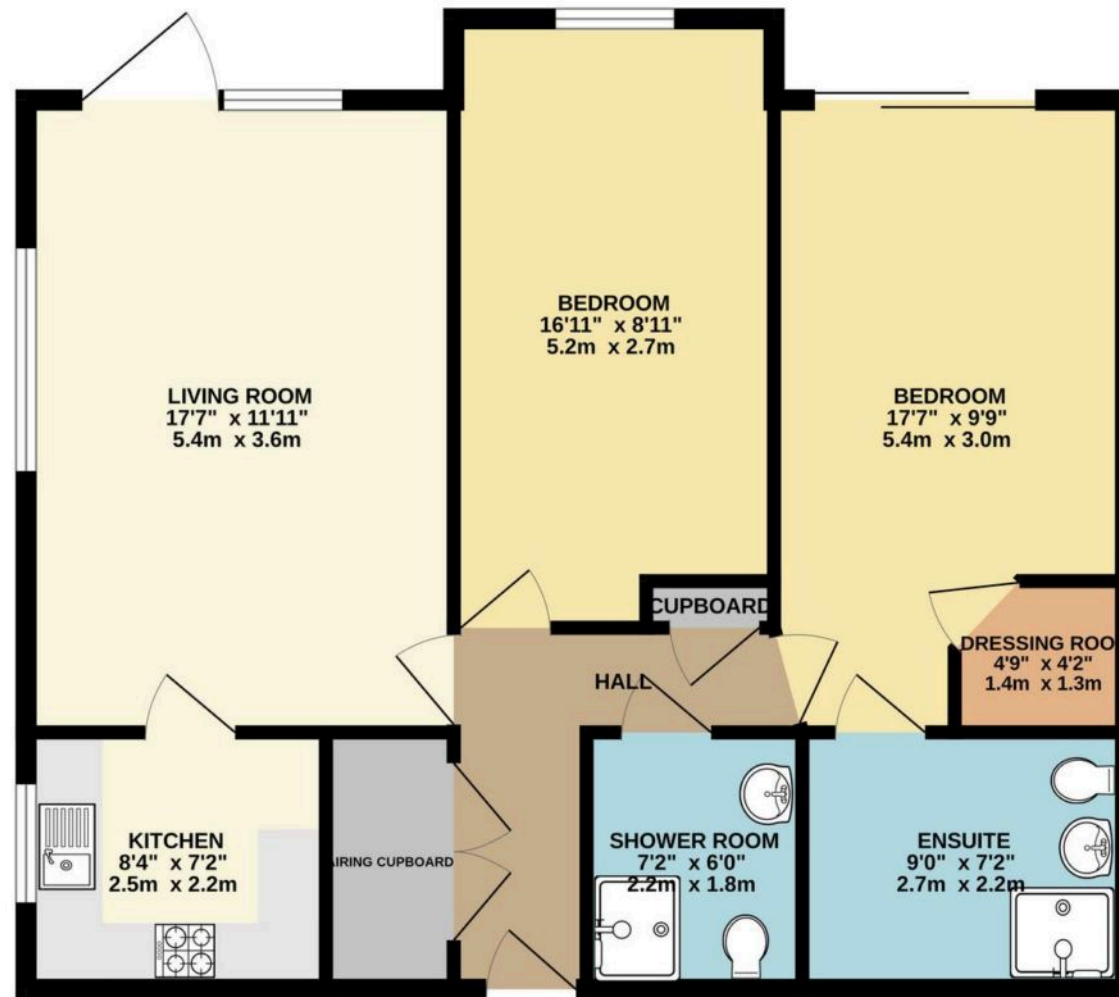
Residents of Lock House enjoy outstanding shared amenities including a well equipped gym, a sumptuous residents' lounge, an ensuite guest suite for visitors and lifts serving all floors, all set within well-maintained communal surroundings.

## OUTSIDE

The property enjoys an allocated parking space and two private patio areas immediately outside the living room and principal bedroom.



GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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