

Asking Price £335,000 Leasehold

2 Bedroom, Apartment - Retirement

47, Riverain Lodge Tangier Way, Taunton, Somerset, TA1 1FF

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Riverain Lodge

Riverain Lodge is a charming development of 72, one and two-bedroom retirement apartments situated in an ideal position close to the essential amenities. Many of the apartments feature balconies to take advantage of the beautiful riverside location and views across to Goodland Gardens and Castle Green.

Located in Taunton, on Tangler Way, Riverain Lodge fronts onto the River Tone and is within easy walking distance of the town. The busy and thriving shopping area has a wide selection of national and local retailers as well as cafes and restaurants, all surrounded by attractive historic buildings. A number of beautiful locations can be found in and around Taunton, offering relaxing places for a walk or a day out. Vivary Park offers a wide selection of amenities including 7.5 acres of green open space which features a tree trail, bandstand, bowling green and tennis courts. Excellent transport links are on hand via the M5 and Taunton Railway Station to Exeter, Bristol and further afield.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Riverain Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Riverain Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Riverain Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Situated in the fantastic development of Riverain Lodge is this delightful two bedroom apartment. The property provides spacious accommodation and is conveniently located near the lift providing easy access.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a good sized double with a walk-in wardrobe. A window keeps this lovely bedroom bright and airy.

Bedroom Two is another good sized double with a built-in mirrored wardrobe. This room is currently being used as a hobby room but could also be used as a separate dining room, living space or study.

The Shower Room offers a large walk in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

A separate WC is located off the hallway and offers a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Riverain Lodge!







Features

- Two bedroom second floor apartment
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park with EV charging points
- Close to the town centre & excellent transport links
- Lift to all floors
- Buggy store with charging points
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year ending 30th November 2027): £4,160.71 per annum.

Ground rent £625 per annum. To be reviewed April 2032.

Council Tax Band E

999 year Lease commencing 2022

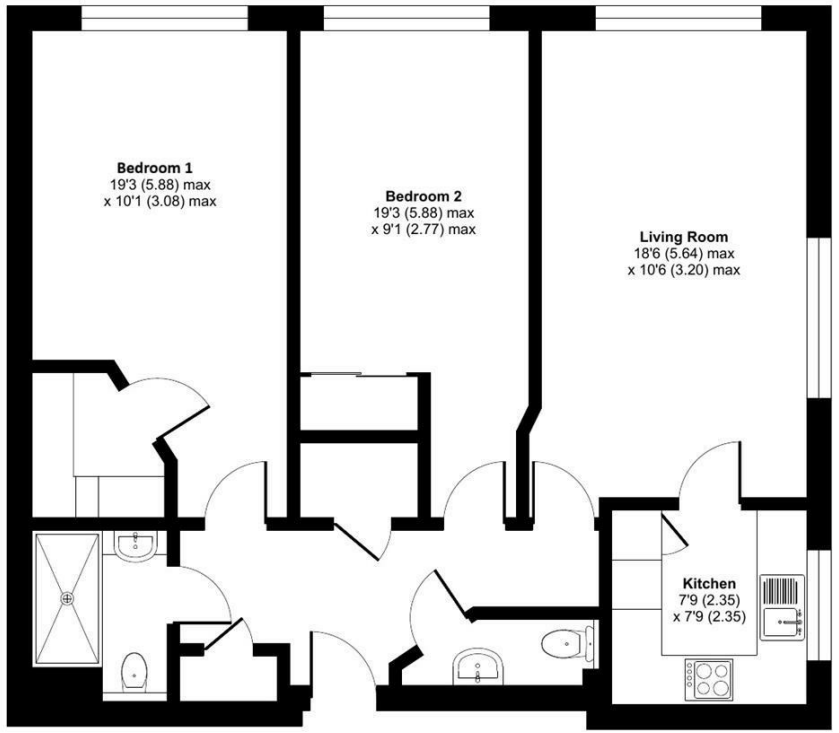
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1405283

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



0800 077 8717

sales@churchillsl.co.uk

churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists