



Dellers Court | | Taunton | TA1 1DX

Asking Price £80,000



**WILSONS**

ESTATE AGENTS

Welcome to Dellers Court, a charming ground-floor retirement apartment offering the perfect blend of comfort, convenience, and community living. Beautifully presented and modern throughout, this inviting home extends to approximately 516 sq ft, providing well-designed accommodation ideal for a relaxed and independent lifestyle.

Upon entering, you are welcomed into a bright and spacious reception room, creating an ideal space to relax, entertain guests, or simply enjoy everyday living. The generous double bedroom provides a peaceful retreat, while the well-appointed bathroom has been thoughtfully designed with practicality and comfort in mind.

Dellers Court is an established retirement development designed specifically for those seeking security, companionship, and an active lifestyle. Residents can enjoy a vibrant programme of weekly social events, including film nights, games evenings, and traditional fish and chip suppers, offering wonderful opportunities to meet neighbours and make new friends.

The development also benefits from guest accommodation, allowing friends and family to stay overnight when visiting, making it easy to maintain close connections with loved ones. Residents' safety alarms are included within the service charges, providing added peace of mind and reassurance. The service fees also cover residents' parking facilities, ensuring convenient and hassle-free parking for homeowners and visitors alike.

The apartment's ground-floor position offers excellent accessibility and ease of movement, making day-to-day living both comfortable and practical.

More than just a home, Dellers Court provides a welcoming and supportive community where residents can enjoy their independence while benefiting from a range of social activities and on-site amenities. Combining comfort, security, and companionship, this delightful retirement apartment presents a wonderful opportunity to embrace the next chapter of life in a friendly and well-maintained setting.

- Retirement apartment
- 1 double bedroom
- Kitchen
- Double glazing
- Communal facilities inc: residents visitors apartment
- Ground floor
- Lounge/dining room
- Shower room
- Gas heating
- No chain



Available with no onward chain, this ground floor apartment features a spacious double bedroom and overlooks the River Tone. While some cosmetic updates may be desired, the property benefits from riverside frontage and access to a variety of communal amenities, including a residents' lounge and kitchen, laundry room, and communal gardens.



#### Lounge

18'4" x 10'10" (5.60m x 3.29m)

This bright lounge extends to a generous 5.60 by 3.29 metres, offering ample space for relaxing or entertaining. It benefits from natural light through double-glazed French doors that open onto an outdoor area, creating a pleasant connection between indoor and outdoor living. Neutral tones on the walls and carpet complement the simple, elegant wall lighting and provide a welcoming and comfortable atmosphere.

#### Kitchen

9'9" x 7'9" (2.97m x 2.36m)

The kitchen measures approximately 2.97 by 2.36 metres and features a practical, compact layout with white cabinetry and ample storage both above and below the work surfaces. A window above the sink allows for natural light to brighten the space, while cream-coloured tiled walls add a classic touch. The kitchen includes an oven with hob and offers sufficient room for everyday cooking needs.

#### Bedroom

18'7" x 9'2" (5.67m x 2.79m)

This spacious bedroom, measuring 5.67 by 2.79 metres, presents a versatile layout with neutral walls and carpeting, creating a peaceful retreat. The room includes built-in wardrobe space and wall lighting, enhancing functionality and ambience. Natural light enters through a window, contributing to the room's inviting atmosphere.

#### Shower Room

6'9" x 5'8" (2.07m x 1.72m)

The shower room is well-equipped and features a walk-in shower with a glass screen and tiled walls in a soft cream tone with subtle pink patterns along the border. It includes a modern white sink with storage cupboards beneath, a mirror cabinet above, and a toilet positioned conveniently within the space. Practical elements such as a wall-mounted soap dispenser and a safety grab rail contribute to comfort and usability.

#### Hall

The central hall provides access to the main rooms of the property and includes an airing cupboard for additional storage. Its neutral decor and simple layout contribute to a smooth flow throughout the home.

#### Tenure

Started 1st July 1994

94 Years remaining

Leasehold charges - £2,850.00 pa

Ground Rent - £275 pa

#### Disclaimer

Wilson's has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilson's routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.

#### Material Information

Part A

Council Tax: B

Tenure: Lease Term 125 years (93 remaining)

Part B Material Info

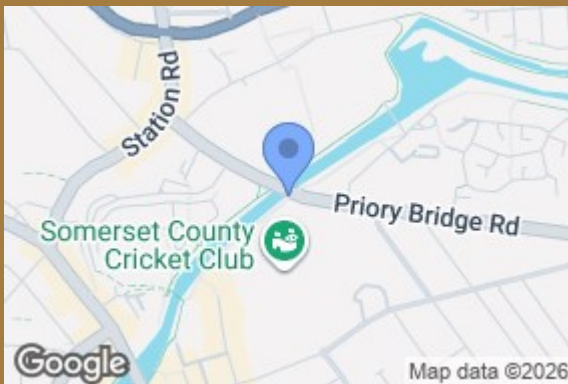
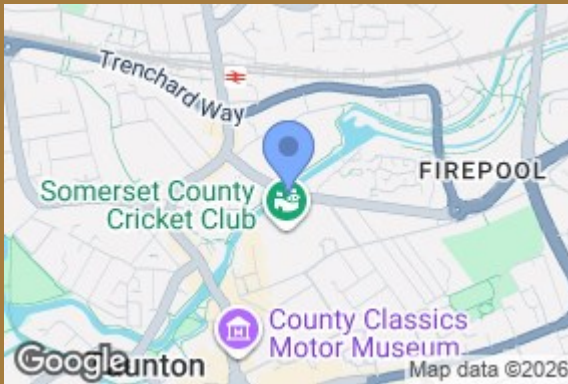
Water: Mains

Heating: Night Storage Heaters

Sewerage: Mains

Electricity: Mains

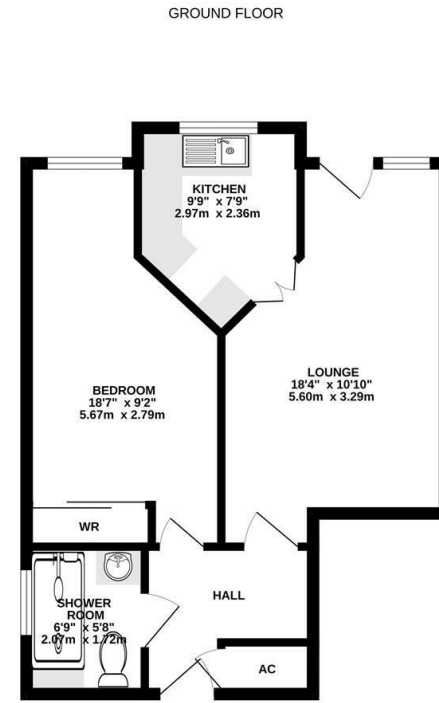
Mobile coverage & Broadband coverage:



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band B EPC Rating C



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. Made with Metrepro ©2020



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