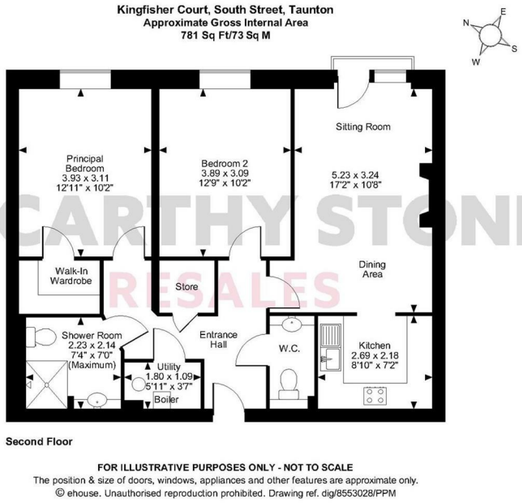
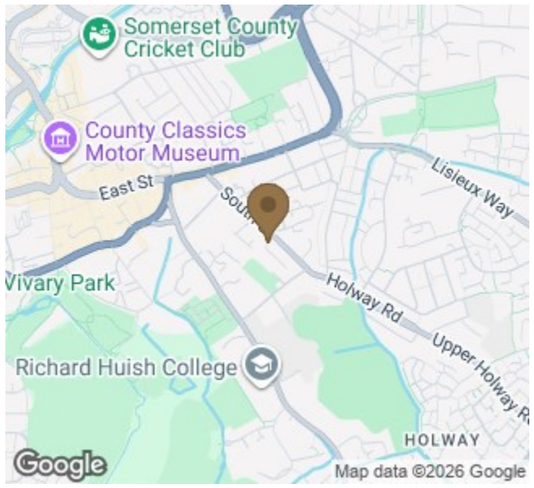
Excellent

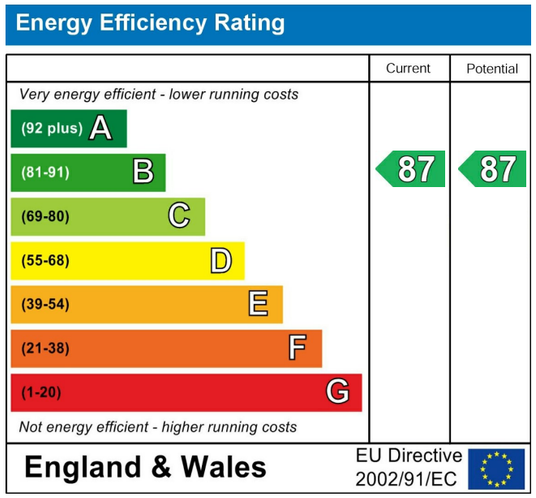
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE RESALES











47 Kingfisher Court

South Street, Taunton, TA1 3GH

2 | 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 47 Kingfisher Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £200,000
Leasehold

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

Why you'll love living here:

- Two Bedroom, Second Floor Apartment - Lift Access To All Floors
- Privatley Owned Parking Space
- Living Room With Juliet Balcony
- Principal Bedroom With En-Suite & Walk In Wardrobe
- Estates Team On Site 24/7
- On Site Restaurant Serving Meals Daily
- Beautiful Landscaped Gardens
- Wellness Suite
- One Hour Domestic Assistance Included Within Service Charge
- Short Distance To Local Amenities and The Town

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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

47 Kingfisher Court, Taunton

2 | 1 | Asking price £200,000

Kingfisher Court
Located on South Street, this development of retirement properties in Taunton consists of 62 apartments, with each providing good access to the local facilities and amenities of central Taunton.
Even though our retirement properties in Taunton offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that regularly host events. There is also a guest suite for when family and friends come to stay, and pets are more than welcome.
All of our retirement Living PLUS properties are built specifically with the over-70s in mind. They allow homeowners to live independently while also providing tailored help and support. Each homeowner at our retirement properties in Taunton can choose the help they'd like, too. Whether that's help with grocery shopping, hoovering or cleaning is entirely their choice.

It's so easy to make new friends and to lead a busy and fulfilled life at Kingfisher Court; there are always plenty of regular activities to choose from. Whilst there is something for everyone, there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area
Central Taunton is part of the annual West Country Carnival circuit and hosts the Taunton Flower Show. Within Taunton, you'll also find the Eat Wellington Food and Drink Festival, and Fake Festival, which is home to some of the UK's most popular cover bands.

In the evenings, you'll find plenty of opportunities to enjoy some local theatre, arts and culture. The Brewhouse Theatre & Arts Centre stages regular and varied performances throughout the year, while Tacchi-Morris Arts Centre hosts theatre, dance and comedy shows, as well as a range of performances from schools and colleges. If you're keen to take up a new hobby in your golden years, then you'll also find community classes here and at the Creative Innovation Centre in the town centre.
Sports fans are well catered for as well. Taunton is home to Somerset County Cricket Club and occasionally hosts the England men's and women's national teams. The town also contains a rugby union club, a rugby league club and a football club. Elsewhere, Taunton Racecourse is only two miles away from the centre of Taunton.

47 Kingfisher Court
Occupying a desirable top floor position within Kingfisher Court, with the convenience of lift access to all floors, this spacious two-bedroom apartment offers well-proportioned accommodation and a versatile layout. The stylish, well-equipped kitchen benefits from integrated appliances, while the generous sitting/dining room provides an ideal space for relaxing and entertaining, with a Juliet balcony allowing plenty of natural light to flow into the room.

The apartment further benefits from a useful walk-in airing cupboard, housing a washer/dryer, providing additional storage and practicality. There are two double bedrooms, with the principal bedroom enjoying the benefit of a walk-in wardrobe. The second bedroom offers excellent flexibility and could alternatively be utilised as a separate dining room, hobbies room or study, depending on individual requirements.

Completing the accommodation is a modern shower room, together with the added convenience of a separate cloakroom. A further appealing feature is the inclusion of an allocated parking space, adding to the convenience of this attractive apartment.

Parking
No.47 has a privately owned parking space.

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

Social Lifestyle
The Communal Lounge is at the heart of the community at Kingfisher Court and is where the majority of social gatherings take place. Regular activities 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.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Kingfisher Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Kingfisher Court is the patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at Kingfisher 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.

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.

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: £13,464.06 per annum (for financial year ending 28/02/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease:
999 Years from the 1st Jan 2022
Ground rent: £510 per annum
Ground rent review: 1st Jan 2037













