



Keeper Close | | Taunton | TA1 1AX

£200,000



WILSONS
ESTATE AGENTS

Lock House Court, Taunton, Somerset – Stylish Retirement Living

Welcome to this beautifully presented two-bedroom retirement apartment at Lock House Court, Taunton, offering comfortable and convenient living for the over 60s.

Step into the spacious, light-filled living room, featuring dual-aspect windows that make the most of the lovely surrounding views. The room is complemented by two private balconies, providing the perfect spots to enjoy your morning coffee, relax with a book or simply take in the fresh air and scenery.

The modern fitted kitchen is well equipped and ideal for preparing meals, while the two generous double bedrooms provide plenty of space for both relaxation and storage. The principal bedroom benefits from a private en-suite shower room, with a separate main bathroom providing additional convenience.

Further benefits include double glazing and electric heating, ensuring a warm and comfortable home throughout the year.

Residents at Lock House Court can also enjoy a range of excellent communal facilities, including a welcoming residents' lounge, outdoor seating and a gym, offering opportunities to socialise, stay active and enjoy the community.

Offered with no onward chain, this wonderful over-60s apartment is ready for its new owner to move in and enjoy.

Living Room

This spacious and inviting living room is filled with natural light from multiple large windows, offering views outside. Decorated in soft tones, the room features comfortable sofas arranged around a central fireplace .creating a cosy yet elegant atmosphere. The room also opens into the kitchen, enhancing the flow of the space, and provides access to a balcony through glass doors, perfect for enjoying fresh air and views.

Kitchen

The kitchen is sleek and modern, designed with a practical layout that includes plenty of storage in two-tone cabinetry. It features integrated appliances, a built-in oven, and a hob with an extractor hood above. A window above the sink provides natural light and views outside, while the flooring is tiled for easy maintenance.

Bedroom 1

This well-proportioned bedroom provides a calm and restful space with neutral decor. It includes a double bed and bedside tables, with additional furniture such as a dressing table and storage units placed conveniently around the room. A large window with curtains allows natural light to fill the space, and the neutral palette offers a versatile backdrop for personal touches.

Bedroom 2

This second bedroom is a cosy and functional room, featuring a sofa bed that could serve as an occasional sleeping space or comfortable seating area. A desk is positioned near the window, making it a suitable study or workspace. The room is neutrally decorated and benefits from natural light through a large window with blinds, creating a bright and pleasant environment.





En-Suite

The en-suite bathroom is modern and well fitted, featuring a walk-in shower with a glass screen, a toilet, and a sink set within a vanity unit offering storage. The walls are tiled in neutral shades and the floor is tiled for practicality, creating a clean and fresh space.

Shower Room

The shower room is compact and functional, equipped with a corner shower enclosure, a toilet, and a basin. It is tiled in neutral colours with practical flooring, providing a well-maintained and convenient additional bathroom facility.

Balcony

This balcony provides an outdoor space with wood-effect decking and a glass balustrade, offering views over the surrounding area. It can comfortably accommodate a small table and chairs, making it an ideal spot for relaxing or enjoying the fresh air.

Communal Lounge

An inviting communal lounge area features a variety of comfortable seating options, including sofas and upholstered armchairs, arranged around a fireplace with a mounted TV. The space is decorated in calming tones with carpeted floors, creating a welcoming environment for relaxation or socialising. Adjacent dining tables and chairs add to the communal atmosphere, ideal for gatherings or activities.

Material Information

Part A

Council tax: E

Tenure: Leasehold - Lease term: 999 years (991 remaining)

Ground rent: £945 a year

Service charge: £3,759 a year

Estate/Management charge: N/A

Part B

Water: Mains

Heating: Electric

Sewerage: Mains

Electricity: Mains

Mobile coverage: Good outdoor coverage with EE, 02, Three & Vodafone - <https://checker.ofcom.org.uk/>

Broadband coverage: Ultrafast 1000 Mbps 1000 Mbps - <https://checker.ofcom.org.uk/>

Parking: Allocated parking space

Construction: Brick and blockwork

Part C

Flood & erosion risk N/A <https://www.gov.uk/check-long-term-flood-risk>

Planning N/A

Building safety N/A

Restrictions N/A

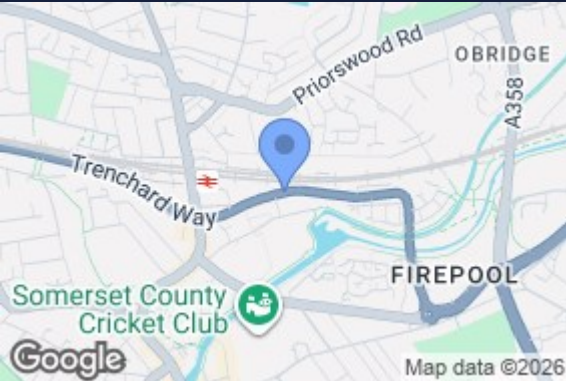
Rights and easements N/A

Accessibility & adaptations - Lift access

Coal field & mining N/A

Disclaimer

DISCLAIMER Wilsons 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. Wilsons 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.

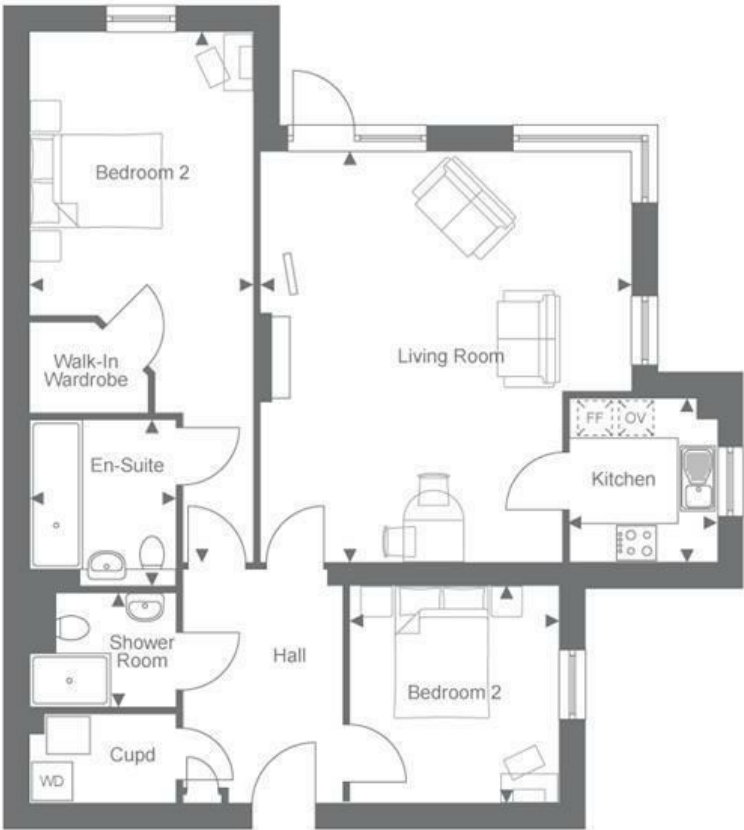


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(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



Bedroom 1	25' 7" x 10' 10"	7799mm x 3298mm
Bedroom 2	10' 5 1/2" x 10' 1 1/2"	3186mm x 3088mm
En-Suite	8' 0 1/2" x 7' 1 1/2"	2457mm x 2166mm
Kitchen	7' 11 1/2" x 7' 1 1/2"	2430mm x 2170mm
Living Room	19' 9 1/2" x 17' 11 1/2"	6031mm x 5469mm
Shower Room	7' 1 1/2" x 5' 6 1/2"	2166mm x 1694mm

Council Tax Band E EPC Rating B

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