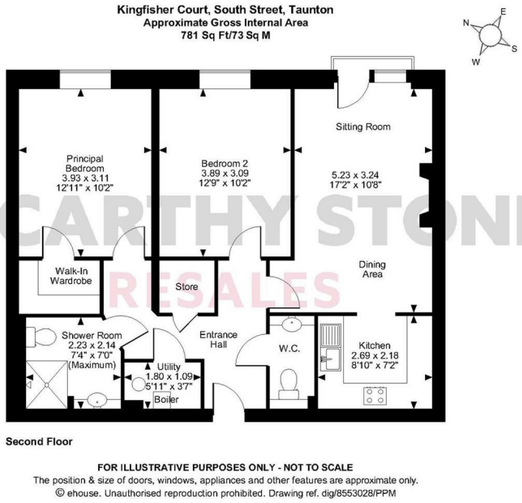
Excellent

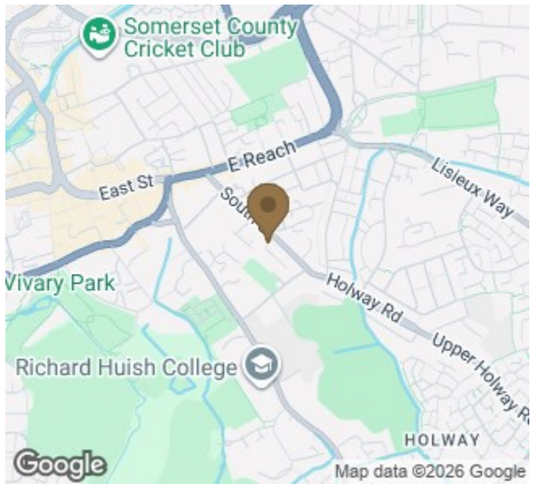
Trustpilot

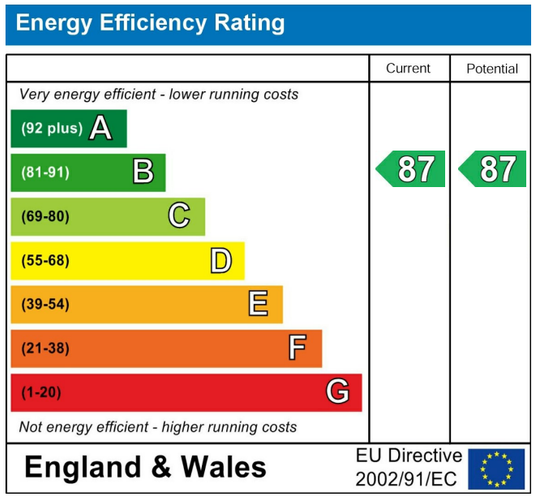
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Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







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
- Master Bedroom With En-Suite & Walk In Wardrobe
- Estates Team On Site 24/7
- Bistro Serving Meals Daily
- Beautiful Landscaped Gardens
- Wellness Suite
- One Hour Domestic Assistance Included
- Short Distance To Local Amenities and The Town

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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.

No.47
This beautifully presented two bedroom apartment has only been occupied since the end of 2022, when it was sold as brand new. The apartment occupies a top floor position, with lift access to all floors. The accommodation comprises a stylish kitchen with integrated appliances, sitting/dining room with Juliet Balcony, walk in airing cupboard with washer/dryer, two double bedrooms (master with walk in wardrobe), shower room, plus a further cloakroom.

Entrance Hall:
A generous size entrance hall with solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit. Further storage cupboard.

Cloakroom:
A modern facility with white sanitary ware comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard below and work surface over, mirror with integral light above.

Living Room:
A very light and airy living room with triple glazed window and door opening to Juliet balcony. Telephone and TV points.

Kitchen:
Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainer unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, integrated dishwasher and concealed fridge and freezer.

Master Bedroom:
Triple glazed window. Walk in wardrobe with hanging and shelving space. Emergency pull cord.

Bedroom Two:
A further double bedroom with triple glazed window. Emergency pull cord.

Shower Room:
A modern facility with white sanitary ware comprising; easy-access walk-in shower, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard units to sides and work surface over, mirror with integral light above. Ladder radiator, ceiling spot lights, emergency pull cord and extensively tiled walls and floor.

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

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.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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

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.













