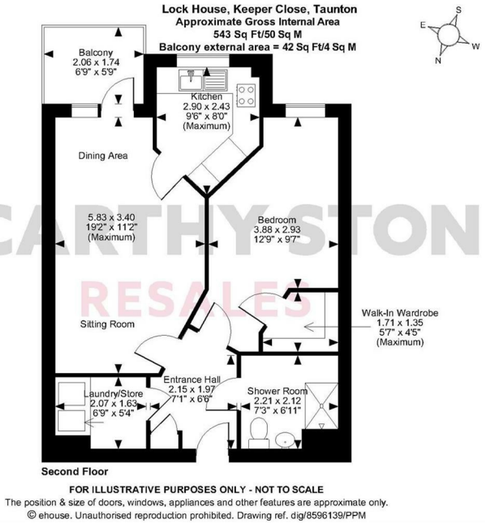
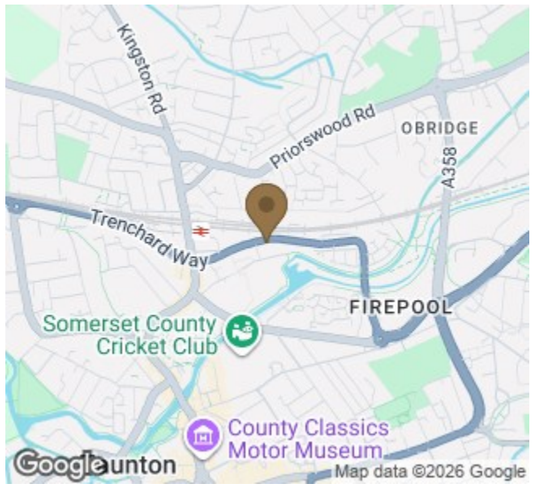
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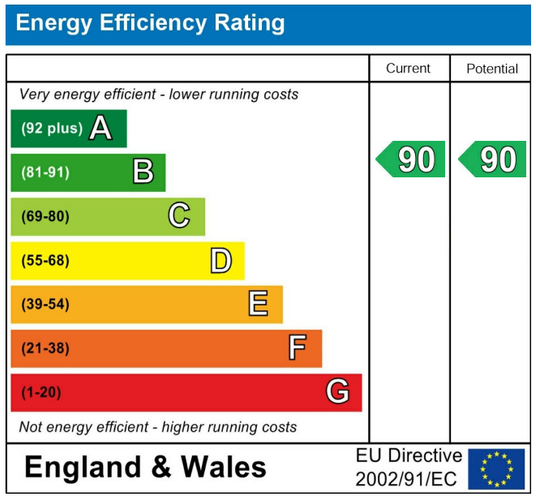
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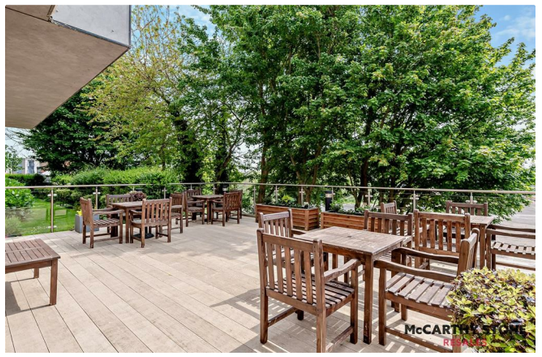


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Registered in England and Wales No. 10716544

The Property Ombudsman







32 Lock House

Keeper Close, Taunton, TA1 1AX

1 | 1 | Council Tax Band: D

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 32 Lock House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

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

Why you'll love living here:

- Second Floor Apartment - Lift Access To All Floors
- Modern Fitted Kitchen With Integrated Appliances
- South Facing, Walk Out Balcony
- Owned Parking Space
- Double Bedroom With Walk In Wardrobe
- Modern Bathroom With Level Access Shower
- Homeowners Lounge & Gym
- Stunning Communal Roof Terrace Along With A Separate Decked area
- Guest Suite Available For Visiting Friends & Family
- House Manager Looks After The Running Of The Development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Lock House, Taunton

1 | 1 | Asking price £190,000

Lock House
Lock House is a ‘Retirement Living’ development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager whose overseas the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, a communal rooftop terrace and fantastic gym for homeowners to enjoy. There are also landscaped gardens a decked terrace. There is also a super guest suite widely used by visiting family and friends for which a small charge per night applies.

There is a variety of regular activities to choose from including; coffee mornings, film nights and themed events.

Apartment 32
Located on the second floor and conveniently positioned close to the lift, this well-presented apartment offers comfortable and practical accommodation with the added benefit of a South-facing aspect.

The spacious living room is bright and welcoming, with access directly onto a walk-out balcony, providing a lovely spot to enjoy the sunshine and views. The modern, well-equipped kitchen is fitted with a good range of units and appliances, making it both stylish and functional.

The generous double bedroom benefits from a walk-in wardrobe, providing excellent storage, while the modern bathroom features a level access shower. A useful walk-in airing cupboard/store provides additional storage space within the apartment.

The property also benefits from an owned parking space, adding further convenience to this appealing apartment.

The Local Area
Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons, Taunton Station is just 0.2 miles away with trains to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town. This is very much an 'up and coming' area of Town with a vibrant local community and a considerable choice of local shops, cafes bars and restaurants.
With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

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

Parking
No.32 has it's own allocated parking space.

Social Lifestyle
The Communal Lounge is at the heart of the community at Lock House and is where the majority of social gatherings take place. Regular activities can 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. There is also a communal gym, located on the top floor, with access out on to the roof terrace.

Landscaped Gardens
One of the main social hubs of Lock House is the large decked area accessed from the communal lounge. 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.

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.

Lease Information:
Ground Rent: £425 per annum
Ground Rent Review Date: January 2032
Lease Length: 999 years from the first January 2017

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in 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 House Manager.

The Annual Service Charge: £2,758.31 for the financial year ending 30/06/2027.

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













