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7 Nynehead Mews



Wellington 1.5 miles M5 (J26) 2 miles  
Taunton 8 miles

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A single storey close care retirement mews for the over 60's set within the grounds of Nynehead Court.

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- Retirement Bungalow
- Nynehead Court Will Pay 3 Months Of Service Charges
- Two Bedrooms
- En-suite Wet Room & Separate Bathroom
- Open plan Living/Dining/Kitchen
- Communal 13 Acres Of Parkland
- Independence With Care Close At Hand
- Leasehold
- Council Tax Band - F
- Communal Residents Parking

Guide Price £465,000



### SITUATION

Nynehead Mews is situated within the grounds of Nynehead Court and adjacent to All Saints Church. The two bedroomed mews house is in a courtyard development of single storey retirement properties in the stunning grounds of Nynehead Court, set in 13 acres of tendered parkland. Nynehead Court is one of the longest-standing care homes in the UK, the facilities within the estate include residential care, close care housing and grounds. The town of Wellington is within 1.5 miles where an excellent selection of shopping can be found. The M5 motorway is readily accessible being within 2 miles of the property and the County Town of Taunton approximately 8 miles offering an even greater selection of shopping facilities, restaurants, theatre and County Cricket Ground. There can also be found a main line rail link to London Paddington.

### DESCRIPTION

Nynehead Mews was built in 2010 and was converted from the former stables and garages, it is a carefully blended mix of new build and conversion of the existing buildings. The design and finish is of high standard and compliments the architectural quality and heritage of the surrounding estate. The property is safe and secure with independent living, comprising an entrance hall, an open sitting, dining and kitchen area, two bedrooms, en suite wet room and bathroom. It benefits from air source heating, double glazing and patio doors leading out to the open garden. Internal inspection is recommended.

### ACCOMMODATION

Front door to the light and spacious entrance hallway with storage cupboards, access to the open plan living/dining and kitchen area with dual aspect and boasts a feature fireplace and French doors leading to side. The kitchen comprises of a range of

modern units with worktops, Integrated appliances including a combined eye level microwave, oven and hob, extractor hood and fridge/freezer.

Bedroom one is a double bedroom with built in wardrobe and en suite wet room. Bedroom two is also a double bedroom. There is a separate bathroom.

### SERVICES

Leasehold 125 Years from 1 October 2010. Ground rent £250 per year. Service charge £547 per month (Charge increased by 10% when two people live in the property. Prices subject to change. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside and outside with 02, Three and Vodafone (Ofcom). Nynehead court are doing a incentive to any potential buyers and are offering a 6 month free service charge as a moving in gift.

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

### DIRECTIONS

From junction 26 of the M5 motorway head towards Wellington and at the roundabout with the A38 take the second exit signposted Wellington. After approximately half a mile at the next roundabout turn right signposted Nynehead. Continue along here for approximately 1 mile bearing left at the T junction whereupon Nynehead Court will be seen on the left hand side.

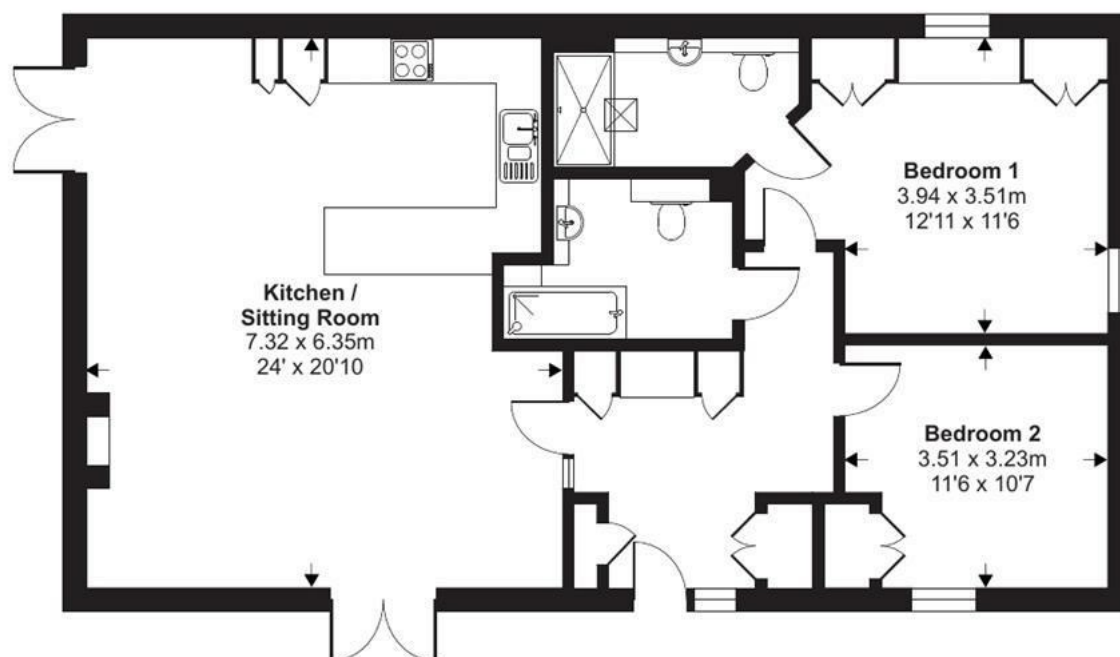
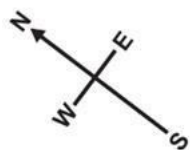
### PROVISION OF CARE

All care is provided from Nynehead Court with 24/365 emergency cover included within the service charge and a full tariff of personal and domestic care available to suit every requirement when and if required.



Approximate Area = 1065 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1210174

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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 92-100 A                                    | 96        |
| 81-91 B                                     |           |
| 69-80 C                                     |           |
| 55-68 D                                     | 64        |
| 49-54 E                                     |           |
| 41-46 F                                     |           |
| 35-39 G                                     |           |
| 1-34 H                                      |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

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