STAGS



9 Nynehead Mews

9 Nynehead Mews, Nynehead, Wellington, TA21 0BN







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

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

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

Guide Price £424,000

SITUATION

9 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 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 plan living/dining and kitchen area, two bedrooms, en suite bathroom and wet room. 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. There are TV and telephone points and two sets of French doors leading to a pergola and open grounds on two aspects. The kitchen comprises of a range of modern units with solid matt granite worktops with upstands and tiled walls. Integral units with shaker style cabinet doors including a combined eye level microwave, oven and grill, extractor hood, four ring induction hob, large fridge/freezer, washing machine, tumble drier and a dishwasher.

Bedroom one is a double bedroom with TV, telephone and light points, built in wardrobe and dressing units, en suite bathroom with heated towel rails, built in basins and WC, granite work tops, extractor fan and a fitted cabinet. Bedroom two is also a double bedroom with tv and telephone. There is a separate large level shower room with heated towel rails, built in basins and W.C, granite work tops, extractor fan and a fitted cabinet.

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 suite every requirement when and if required.





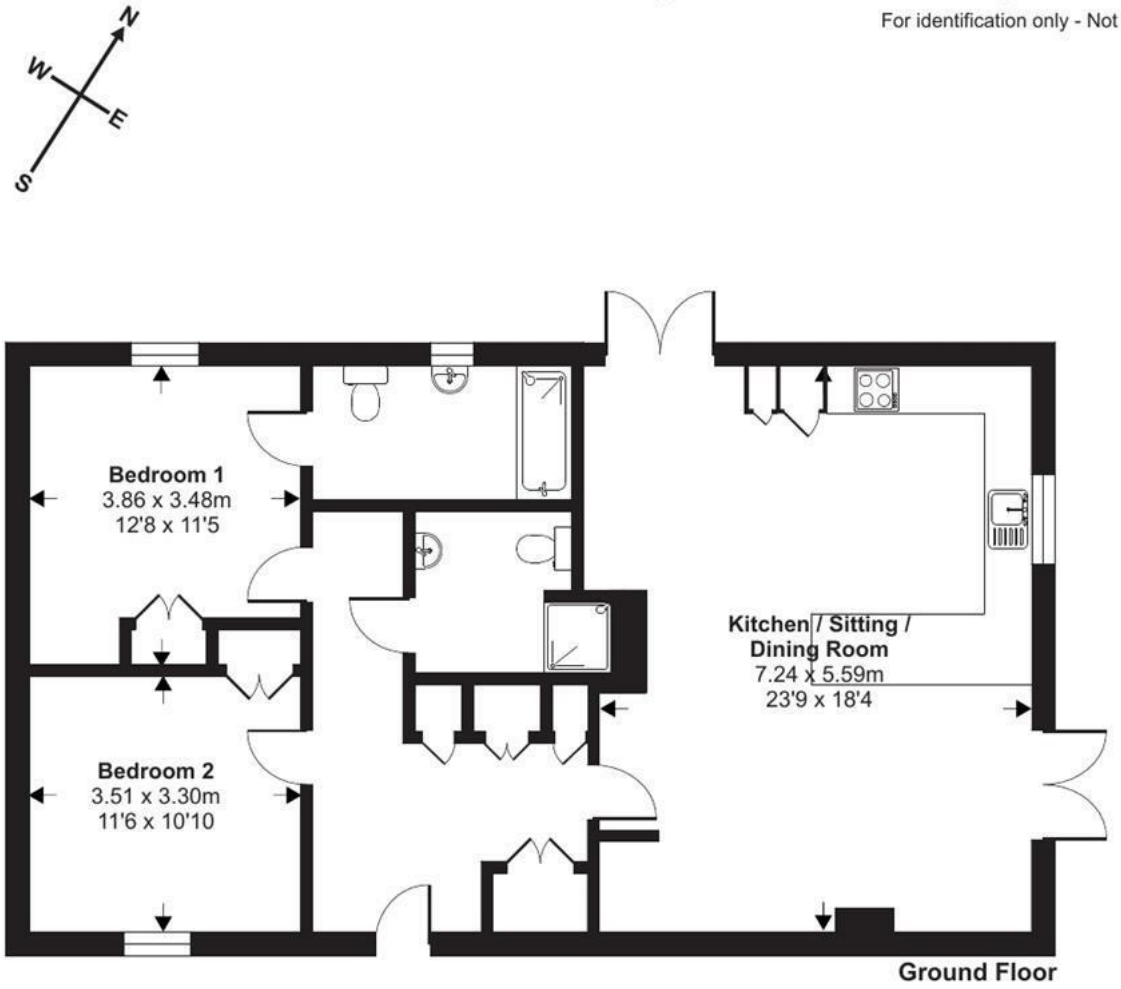






Approximate Area = 1021 sq ft / 94.9 sq m

For identification only - Not to scale

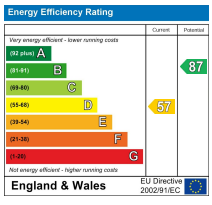


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1196970

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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