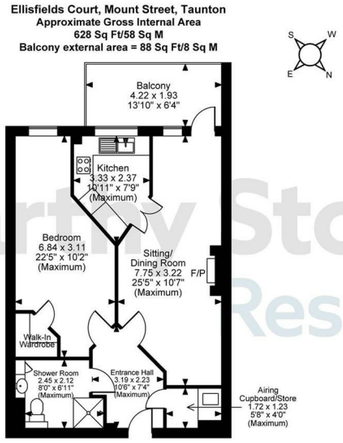
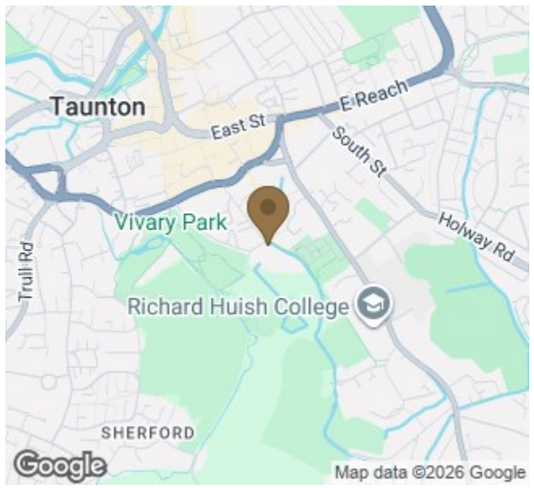
Excellent

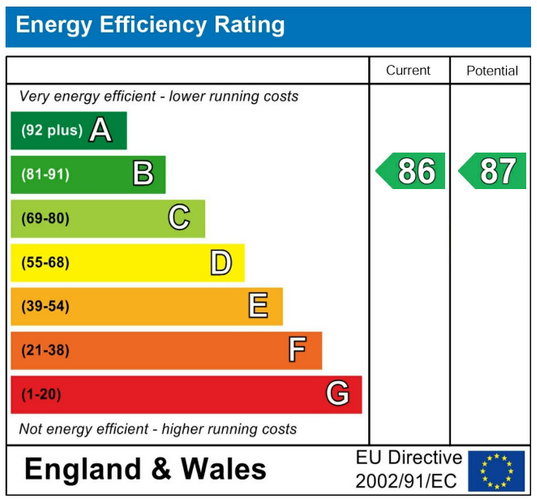
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Registered in England and Wales No. 10716544

The Property Ombudsman







34 Ellisfields Court

Mount Street, Taunton, TA1 3SS

1 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 34 Ellisfields Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £177,000
Leasehold

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

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- South Facing Walk Out Balcony Overlooking Landscaped Gardens
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Shower Room With Level Access Shower
- 24 Hour Careline & Secure Entry System
- Estate Management Team On Site 24/7 - Care Packages Available
- On Site Restaurant
- Homeowners Lounge & Function Room
- Guest Suite Available For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Ellisfields Court, Taunton

1 | 1 | Asking price £177,000

Ellisfields Court
Constructed in mid-2014 by renowned, award-winning developers McCarthy Stone, Ellisfields Court consistently continues to be one our most sought-after developments and it is not difficult to understand why; a quiet backwater location yet within short easy access to the town centre. Beautiful landscaped gardens with pond that back directly onto Taunton Dean Cricket ground with Vivary Park next door. This is a 'retirement living plus' development providing a lifestyle living opportunity for the over 70's and designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager overseeing the smooth running of the development. Homeowners benefit from one hour of domestic assistance each week included within the service charge, and there are extensive domestic and care packages available to suit individual needs and budgets. 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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.
The development enjoys excellent communal facilities, having recently been redecorated including a home owner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens, along with a roof terrace. There is direct access from the development leading to Vivary Park serving as a short cut to town.
Ellisfields Court is a vibrant development with plenty of regular activities and ample opportunity to 'get involved', socialise and make new friends. Equally however, there is, of course, no obligation to participate and Home owners can remain as private 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.

34 Ellisfields Court
Situated on the first floor and conveniently located close to the lift, this well-presented retirement apartment offers spacious and comfortable accommodation, complemented by attractive views over the landscaped communal gardens. The generous living room benefits from a lovely south-facing walk-out balcony, providing an ideal spot to sit and enjoy the surrounding gardens. An attractive feature fireplace with inset electric fire creates a welcoming focal point to the room.

The well-equipped kitchen is fitted with a range of integrated appliances, while the good-sized double bedroom features a useful walk-in wardrobe. The modern bathroom benefits from a level access shower, and a separate walk-in utility/store provides excellent additional storage and housing for practical household appliances.

A particularly appealing apartment, offering a combination of well-proportioned accommodation, useful storage and a pleasant south-facing outlook.

Parking
Parking is by allocated space at a fee of £250 per annum. Please check with the Estates Manager on site for current availability.

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

Social Lifestyle
At Ellisfields Court you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of you own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Ellisfields Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
DEVELOPMENT NAME boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

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.

Annual Service charge: £10,032.63 for the financial year ending 30/09/2027.

Lease Information
Ground Rent: £435 per annum
Ground Rent Review Date: January 2029
Lease Length: 125 years from January 2014

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.













