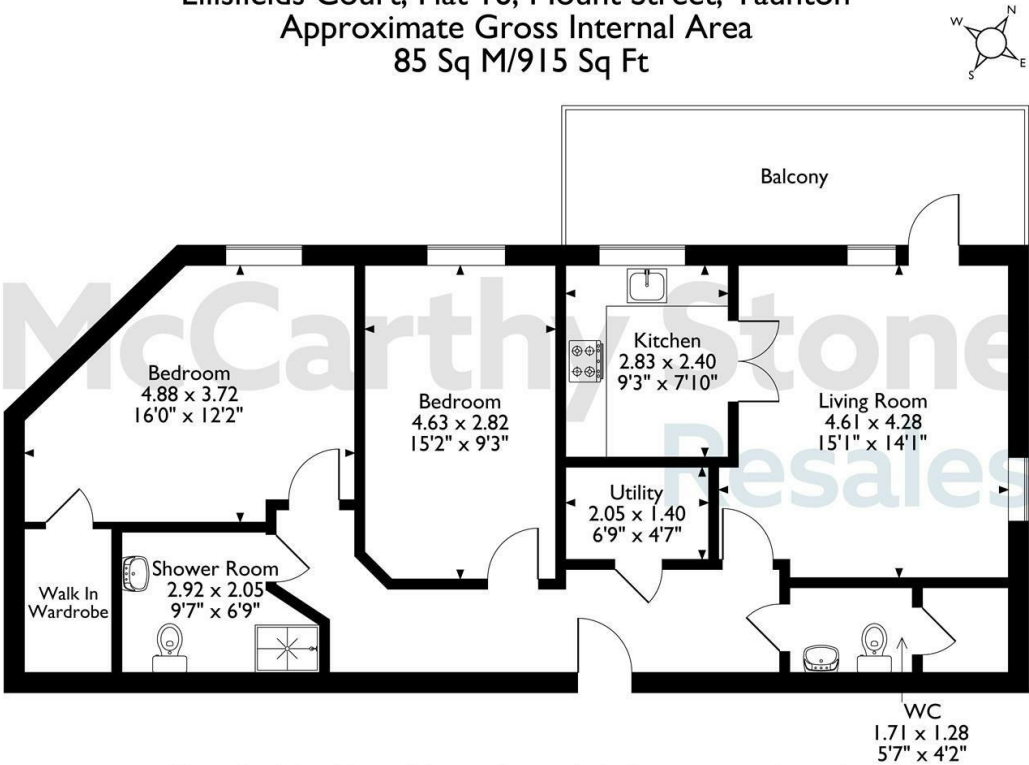
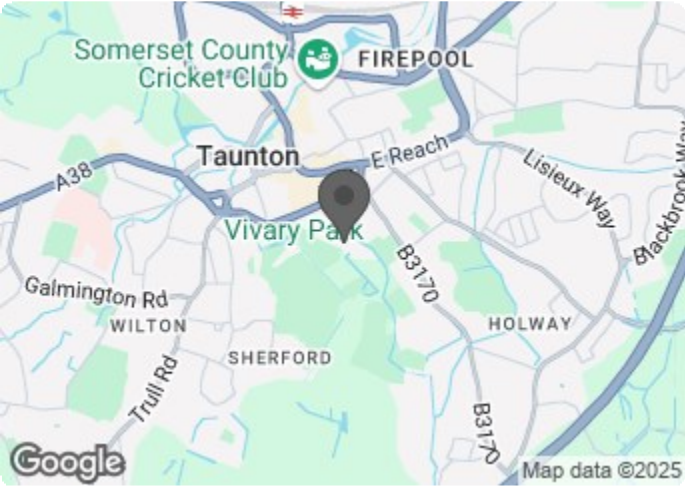


Ellisfields Court, Flat 16, Mount Street, Taunton  
Approximate Gross Internal Area  
85 Sq M/915 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## 16 Ellisfields Court

Mount Street, Taunton, TA1 3SS



Asking price £350,000 Leasehold

Located on the first floor, with no apartment above, this two bedroom retirement apartment has a walk out balcony with South facing aspect and two double bedrooms, master with walk in wardrobe.

\*Energy Efficient\* \*Pet Friendly\* \*On Site Restaurant\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Ellisfields Court, Mount Street, Taunton TA1 3SS

**Ellisfields Court**  
Constructed in mid-2014 by renowned, award-winning developers McCarthy Stone, Ellisfields Court consistently continues to be one of 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.

**No.16**  
Situating on the first floor with no apartment directly above, this well-presented apartment is located close to one of the two lifts that serve all floors. The accommodation is generously proportioned and

offers a well equipped kitchen with integrated appliances, a large, dual aspect living room access out on to a walk out balcony, two double bedrooms (master with walk in wardrobe) and shower room. There is a good size airing cupboard/store off the entrance hall, along with a cloakroom with further storage.

**Entrance Hall:**  
Of an excellent size with lots of space for typical hall furniture. Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, deep walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit providing an economic heat recovery system.

**Cloakroom:**  
Comprising white WC and corner wash-basin, wall cupboard, half tiled walls and vinyl flooring. A door leads through to a walk in store.

**Living Room**  
A generous size, dual aspect room with with attractive Pine (inner-framed) triple-glazed French door with matching side panel opening onto a balcony with a very pleasant South facing aspect over the front of the development. Glazed panelled double doors lead to the kitchen.

**Balcony**  
A good size walk out balcony overlooking the front of the development and with a South facing aspect.

**Kitchen:**  
Having a triple-glazed electronically operated window. Excellent range of Maple effect fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting, tiled splashbacks and tiled floor.

**Master Bedroom:**  
A well-proportioned double bedroom. Triple-glazed window with a pleasant outlook. Walk-in wardrobe with auto-light, hanging rails and shelving.

**Bedroom Two:**  
Of a good size with a triple-glazed window.

**Shower Room**  
White suite comprising; level access shower, close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights. Electric heated towel rail, emergency pull cord, ceiling spot light and fully tiled walls and vinyl flooring.

**Parking**  
Car parking is available with a yearly permit at a charge of around

## 2 Bed | £350,000

£250 per annum - please check with the Estates Team for current availability.

**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: £12,499.47 per annum (for financial year ending 30/09/2025).

**Lease Information:**  
Ground Rent: £510 per annum  
Ground rent review date: Jan 2029  
Lease Length: 125 years from Jan 2014

**Additional Information & Services**

- Gfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**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 that can assist with service charges or living costs.
- 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.

