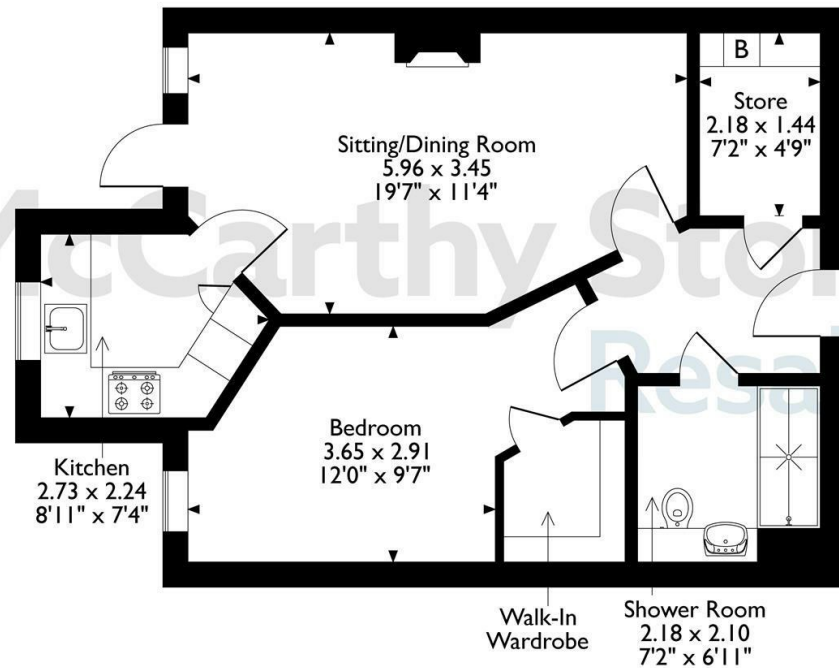
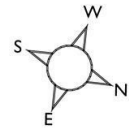
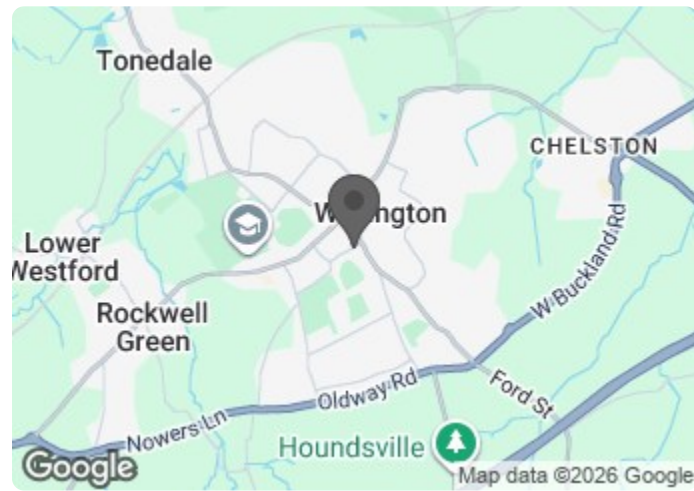


4 Dukes Court, Bulford, Wellington  
Approximate Gross Internal Area  
51 Sq M/549 Sq Ft



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



| Energy Efficiency Rating                    |                            | Current   | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                            |           |           |
| (92 plus) <b>A</b>                          |                            |           |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |           |
| (55-68) <b>D</b>                            |                            |           |           |
| (39-54) <b>E</b>                            |                            |           |           |
| (21-38) <b>F</b>                            |                            |           |           |
| (1-20) <b>G</b>                             |                            |           |           |
| Not energy efficient - higher running costs |                            |           |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |           |

## 4 Dukes Court

Bulford, Wellington, TA21 8QQ



**Asking price £189,950 Leasehold**

This bright and spacious one-bedroom retirement apartment is beautifully presented throughout and enjoys ground-floor access to a secluded patio area from the living room.

*\*Energy Efficient\* \*Pet Friendly\**

**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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Dukes Court, Bulford, Wellington

## 1 Bed | £189,950

### Dukes Court

Constructed in 2014 by award-winning retirement home specialists McCarthy Stone, Dukes Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development.

Dukes Court enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Dukes Court; This is a vibrant community where there are always plenty of regular activities taking place including; coffee mornings, games and quiz nights, seasonal and themed events. Whilst there is something for everyone homeowners are of course free to either participate frequently, or remain as private as they might wish.

### The Local Area

Dukes Court is ideally located within an easy level walk of the Town centre with a plethora of shops, restaurants and bars, hairdressers, Cottage Hospital and so many other useful amenities close at hand. Bus routes are close by with a regular service to Taunton.

### No.4

No.4 is a very well presented ground floor apartment with access out on to a pretty patio area from the living room. The kitchen is well equipped with integrated appliances, the double bedroom has a fitted wardrobe and the bathroom has a walk in shower.

### Entrance Hall

Having a solid 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, along with an emergency pull cord. Walk-in cupboard with light and shelving housing the Gledhill water cylinder supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature Glazed panelled door leads to the living room.

### Living Room

A welcoming, spacious room with a glazed French door and matching side panel opening onto a patio area with room for a table and chairs. Feature fireplace with inset pebble effect electric fire. Feature glazed panelled door leads to the kitchen.

### Kitchen

Triple glazed window . Excellent range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

### Double Bedroom

Triple-glazed window. Walk-in wardrobe with auto light, ample hanging space and shelving.

### Shower Room

White sanitary ware comprising; level access, walk-in shower with a glazed shower screen, close-coupled WC, vanity wash-hand basin set into a cupboard unit with mirror, strip light and shaver point above. Electric heated towel rail, emergency pull cord, fully tiled walls and floor.

### Parking

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

### 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.

Service charge: £2,835.72 per annum (for financial year ending 30/09/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Lease Information

Lease Length: 125 years from 1st Jan 2014

Ground Rent: £425 per annum

Ground Rent Review date: 1st Jan 2029

### Additional Information & Services

- Superfast 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.

