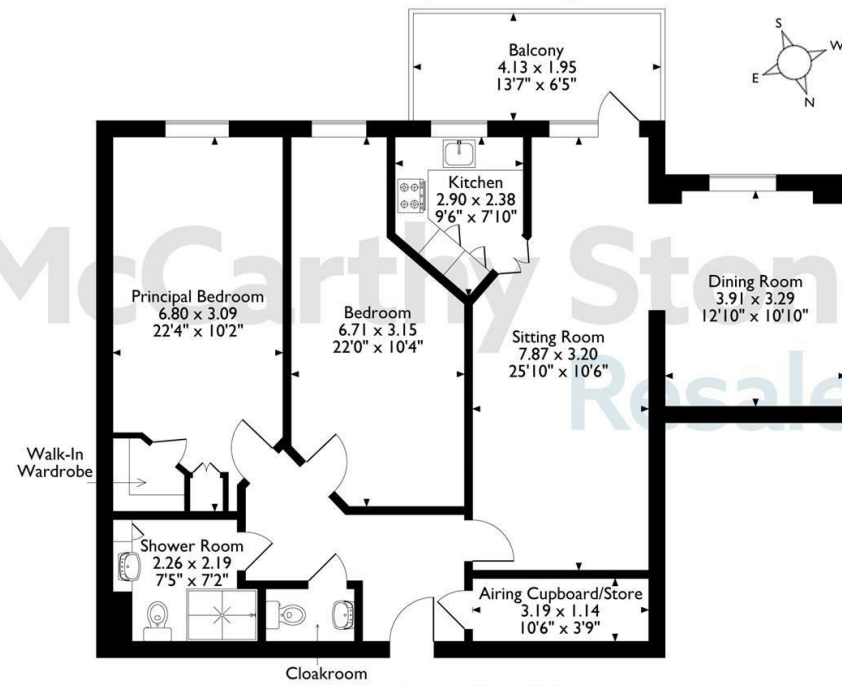


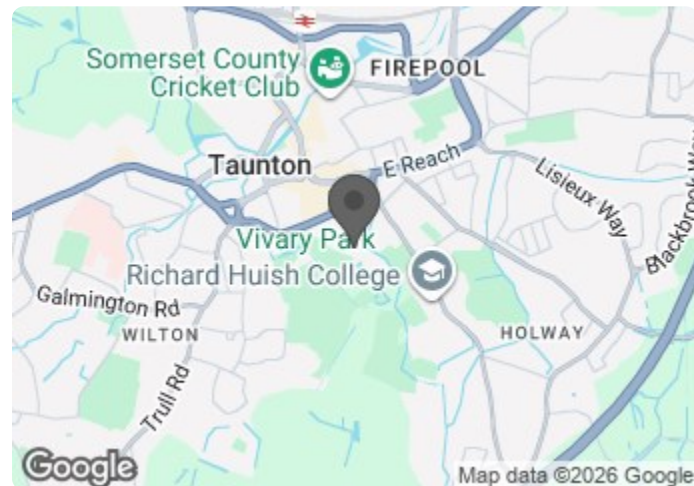
Ellisfields Court, Flat 49, Mount Street, Taunton  
Approximate Gross Internal Area  
103 Sq M / 1109 Sq Ft



**Second Floor Flat**

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) <b>A</b>			
(81-91) <b>B</b>		86	86
(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 2002/91/EC	

## 49 Ellisfields Court

Mount Street, Taunton, TA1 3SS



**Asking price £340,000 Leasehold**

Well presented, two bedroom second floor retirement apartment with a large 'L' shaped living room with separate dining area and South facing walk out balcony overlooking the landscaped communal gardens.

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

**Call us on 0345 556 4104 to find out more.**

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

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Registered in England and Wales No. 10716544



# 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 Deane 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

Taunton, Somerset's county town, offers a perfect blend of peaceful, historic living and modern convenience, making it an ideal, accessible, and welcoming home. Nestled between the Quantock and Blackdown Hills, this picturesque market town balances scenic beauty with an, easy-to-navigate town centre, exceptional healthcare facilities, and a strong, friendly community.

The compact town centre is easily accessible from Ellisfields Court. The town offers a vibrant mix of high-street brands, independent boutiques in Bath Place and St James's, and frequent farmers' markets. Essential amenities, including restaurants and cafes, are plentiful. If they wish, people can immerse themselves in local history at the Museum of Somerset in Taunton Castle, or enjoy performances at the Brewhouse Theatre or the Tacchi-Morris Arts Centre. Beautiful Vivary Park often hosts events, including the exceptional Taunton Flower Show.

Elite sport is available in the town centre at The Cooper Associates County Ground, the home of Somerset County Cricket Club. The racecourse is only 2 miles away. Taunton boasts excellent transport links, including a direct rail line to London, Bristol and Exeter, plus accessible local bus services. With its blend of Georgian architecture, relaxed pace, and vibrant community spirit, Taunton provides a wonderful, high-quality retirement experience.

### No.49

Located on the second floor, and within easy reach to one of the lifts that serves all floors, is this well presented, South facing apartment. The accommodation comprises; a generous size 'L' shaped living room, offering a separate dining area, a south facing walk out balcony overlooking the gardens, a well equipped kitchen with integrated appliances, two double bedrooms (main bedroom with walk in wardrobe), bathroom and separate cloakroom.

### Entrance Hall:

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, along with an 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 WC and corner wash-basin. Half tiled walls and vinyl flooring.

### Living Room

A spacious 'L' shaped room offering a separate dining area. The sunny, southerly facing aspect overlooks the gardens and woodland beyond - perfect for watching the landscape change with each season. An attractive pine (inner-framed) triple-glazed French door and matching side-panel opens onto a balcony. TV and phone points, plug sockets are elevated for ease of use. Feature glazed panelled double doors lead to the kitchen.

### Balcony

Overlooking the gardens, the balcony is a lovely space to sit out and has enough space for a small table and chairs.

### Kitchen:

A lovely outlook from the triple-glazed window above the sink which is electronically operated for ease of use. 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 halogen hob with stainless steel chimney extractor hood over, waist-level oven and fridge and freezer. Ceiling spot light fitting, tiled splash backs and tiled floor.

### Principal Bedroom:

A generous size double bedroom. Triple-glazed window with a pleasant outlook. Walk-in wardrobe with auto-light, hanging rails and shelving.

### Bedroom Two:

A further generous size double bedroom with triple glazed window. Could alternatively be used as a study/hobbies room.

### 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 over. Electric heated towel rail, emergency pull cord, ceiling spot light, fully tiled walls and vinyl flooring.

## 2 Bed | £340,000

### 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

### 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: £12,909 per annum (for financial year ending 30/09/2026).

### Lease Information:

Ground rent: £510 per annum  
Ground rent review: 1st Jan 2029  
Lease: 125 years from 1st Jan 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.

