



McCarthy & Stone  
RESALES

12 Ellisfields Court Mount Street, Taunton, TA1 3SS  
Asking price £279,950 LEASEHOLD

For further details  
please call 0345 556 4104



# 12 Ellisfields Court Mount Street, Taunton, TA1 3SS

## SUPER ONE BED APARTMENT IN PRIME SOUTH FACING POSITION WITH A LOVELY BALCONY AND GARDEN VIEWS

### INTRODUCTION:

**EARLY VIEWING STRONGLY ADVISED.** This fine one bed apartment is located on the much-favoured South side of the development with a good-sized balcony overlooking the splendid gardens and ornamental pond. Positioned on the first floor it is just a short walk from the lift service providing access to the fantastic communal facilities of Ellisfields Court. Full of light and a sense of space this is a lovely home that has a very pleasant ambience. A super living room opens onto the good-sized balcony. There is a well fitted kitchen complete with integrated appliances, an excellent double bedroom and a modern wet room with a level access shower. The whole apartment is presented in very good order throughout.

Constructed in mid 2014 by multi award-winning McCarthy and 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 backs directly onto Taunton Deane Cricket ground with Vivary Park next door. This is a 'Retirement Living Plus' development providing a unique 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 who will oversee the smooth running of the development. Homeowners benefit from an hour of free domestic assistance each week 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 of £25 per night applies.

This is a vibrant community with plenty of regular activities to choose from, including an art group, fitness classes, coffee

mornings, games and quiz nights, themed events and occasional organised trips to the theatre, coast and country. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The property enjoys excellent communal facilities including a Homeowners lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens. There is direct access from the development leading to Vivary Park serving as a well-worn short cut to town.

### ENTRANCE HALL:

With 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, large walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system.

### LIVING ROOM:

A pleasant and welcoming room where the eye is immediately drawn to the French door and excellent balcony where there is a fabulous outlook across the development gardens and to the mature trees and cricket ground beyond. Feature glazed panelled double-doors open into the kitchen.

### BALCONY:

A good-sized Balcony with ample space for a Bistro style table, chairs and potted plants. Glazed balustrade and outside light. This is a sunny South-Westerly aspect that overlooks the well-tended gardens of the development and beyond to the open land of Taunton Dean cricket ground. There will be many balmy summer evenings spent here relaxing and watching the world pass by.

### KITCHEN:

With a triple-glazed electronically operated window enjoying a pleasant outlook. Excellent range of 'Maple' effect fitted units with contrasting laminate worktops and 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, extensively tiled walls and tiled floor.

### DOUBLE BEDROOM:

A lovely well-proportioned double bedroom of an interesting shape with a deep and useful recess and having a triple-glazed window with a pleasant garden view, walk-in wardrobe with auto-light, hanging rails and shelving.

### WETROOM:

Modern white sanitary ware comprising; close-coupled WC, vanity wash basin set into a fitted furniture surround with cupboards and drawer units below and to the side and a fitted mirror with down lights over, shaver point, practical walk-in level access shower, fully tiled walls and wetroom flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

### GENERAL:

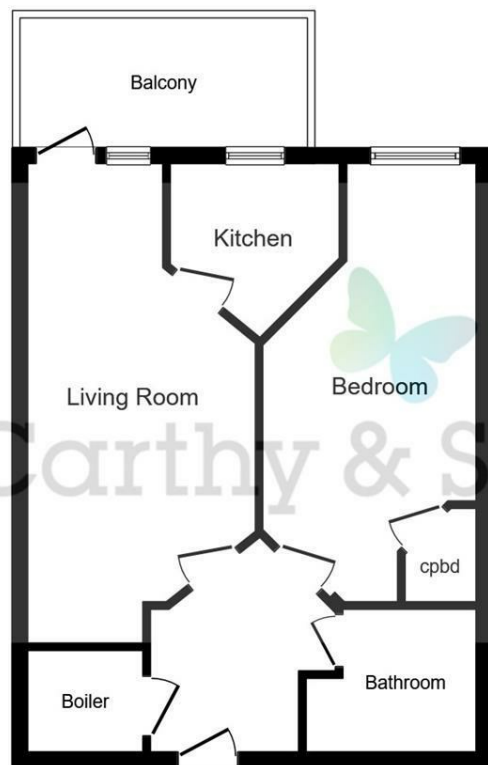
There are communal landscaped gardens with a, predominantly South-Westerly aspect. Car parking is available with a yearly permit at a charge of around £250 per annum. Internal doors are quality Oak veneered. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms.











**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
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