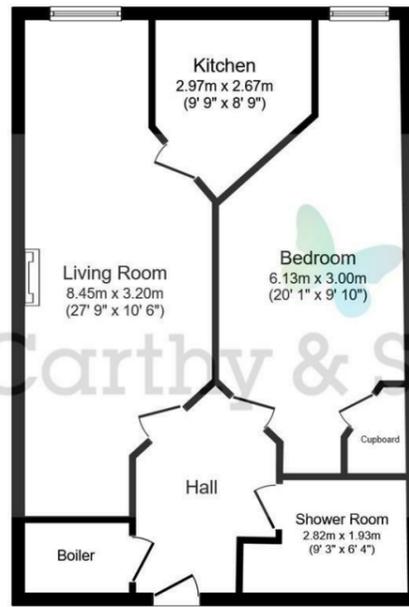


# McCARTHY STONE RESALES

## 21 ELLISFIELDS COURT MOUNT STREET, TAUNTON, TA1 3SS

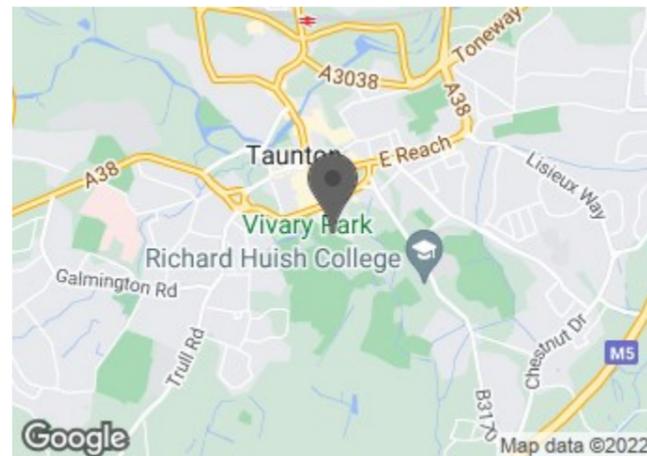


**Floor Plan**

Total floor area 63.0 sq. m. (678 sq. ft.) approx

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.localagent.com

### COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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		

# McCARTHY STONE RESALES

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A one bedroom, first floor retirement apartment, offering excellent communal facilities including a homeowners lounge, SUPERB ROOF TERRACE, landscaped gardens and an IN-HOUSE RESTAURANT.

## ASKING PRICE £208,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# ELLISFIELDS COURT, MOUNT STREET, TAUNTON, SOMERSET, TA1 3SS

**1 BED | £208,000**

## GENERAL

This one bedroomed apartment is situated on the first-floor, convenient to the lift service providing access to all the superb facilities of this sought-after development. A lovely living room overlooks the tree-lined bank of the running Stockwell Stream and beyond to the footpath providing plenty of passing interest. There is an excellent double bedroom, a well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower.

Constructed in mid-2014 by renowned retirement home specialists 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 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.

Residents benefit from one hour of 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. The development enjoys excellent communal facilities including a home owners lounge, superb roof terrace, restaurant with a fantastic and 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 short cut to town.

There are many regular activities in which to join, providing a chance to socialise and have fun with friends and fellow Residents.

## 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. Emergency pull cord, excellent walk-in store/airing cupboard with light, shelving, the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit. A feature glazed panelled door leads to the living room.

## LIVING ROOM

An attractive Pine (inner-framed) Upvc triple-glazed window overlooking a tree-lined bank with running stream. There is a focal point fireplace with an inset electric fire, and feature glazed panelled double doors leading to the kitchen.

## KITCHEN

Having a triple-glazed electronically operated window enjoying an outlook to Trees. 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, tiled splashbacks and tiled floor.

## BEDROOM

A lovely well-proportioned double bedroom extending into a deep recessed area. Triple-glazed window with a pleasant outlook, walk-in wardrobe with auto-light, hanging rails and shelving.

## WETROOM

Modern white suite comprising; 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, walk-in level access shower. Heated towel rail, emergency pull cord, ceiling spot light. Fully tiled walls and wet room flooring,

## GENERAL

There are beautiful landscaped communal gardens with pond and a predominantly South-Westerly aspect. Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. 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.

## SERVICE CHARGE

- \*Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £7,212.52 pa (for financial year ending 30/09/22)

## GROUND RENT

£435

## LEASE

125 yrs from 2014

