McCarthy & Stone
RESALES

6 Ellisfields Court Mount Street, Taunton, TA1 3SS
Asking price £310,000 LEASEHOLD

For further details
please call 0345 556 4104

6 Ellisfields Court Mount Street, Taunton, TA1 3SS

A very WELL PRESENTED two-bed ground floor apartment with direct access patio door to a small patio and a pleasant OPEN OUTLOOK to a running STREAM and TREE-LINED bank

A beautifully presented two-bed ground floor apartment at Ellisfields Court occupying one of the prime spots within the development; located in private corner position with little external footfall and effectively detached from neighbours to either side, the apartment also has an outlook towards the tree-lined bank of the running Stockwell Stream. A small patio area provides immediate access to important outdoor space from which this pleasant outlook can be best enjoyed. The accommodation is both well designed and arranged including a lovely sitting room opening onto the patio area, quality kitchen complete with integrated appliances, cloakroom and a modern wet room with a level access shower.

Constructed in mid-2014 by renowned retirement home specialists McCarthy and Stone, Ellisfield Court consistently continues to be one 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 who will oversee the smooth running of the development.

Homeowners 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 property enjoys excellent communal facilities including a home owners lounge, restaurant with a fantastic, varied daily table-service lunch super roof terrace with a southerly aspect, laundry, scooter store and landscaped gardens. There is direct access from the development leading to Vivary park serving as a short cut to town.

VERY HIGHLY RECOMMENDED.

Entrance Hall
Of a goodsize with 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 cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the concealed 'Vent Axia' heat exchange unit.

Cloakroom:
Comprising; Modern white WC and pedestal wash-basin, half tiled walls and vinyl flooring

Sitting Room
A comfortable and welcoming room with an attractive Pine (inner-framed) triple-glazed door and matching side-panel opening onto a very pleasant patio area overlooking a small section of the development garden and beyond to the tree-lined bank of the running Stockwell Stream, a great place to sit, relax and 'watch the world go by'. There is a focal point fireplace with an electric fire, and feature glazed panelled double doors leads to the kitchen.

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

Bedroom One
A lovely 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 deep recessed area a triple-glazed window and a pleasant outlook.

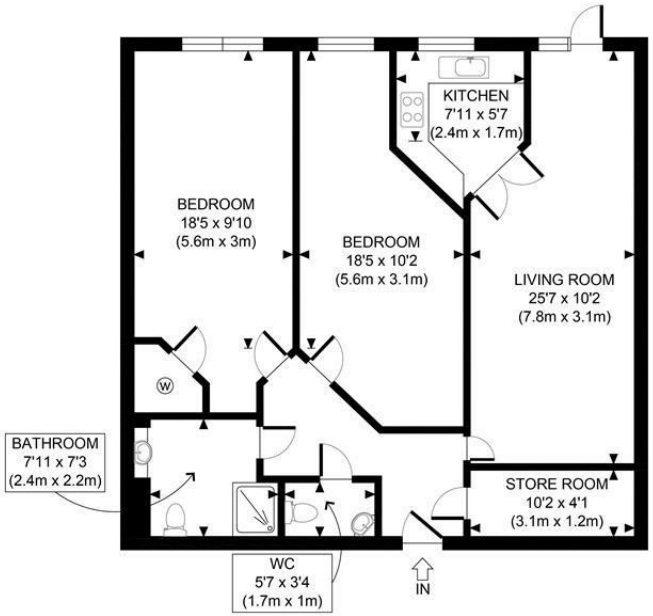
Wetroom
Modern white sanitary ware comprising; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage both below and to the side, fitted mirror, shaver point and down lights over, walk-in, level access shower with thermostatically controlled shower. Fully tiled walls and wet room vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

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

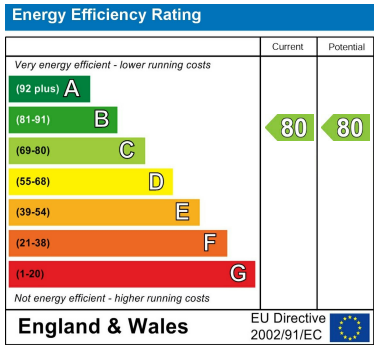
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance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

Lease
Lease: 125 years from 2014



GROSS INTERNAL
FLOOR AREA 933 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 933 SQ FT / 87 SQM	Ellisfields Court TA1
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/02/21
	photoplan



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

The Property Ombudsman
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