

McCARTHY STONE
RESALES

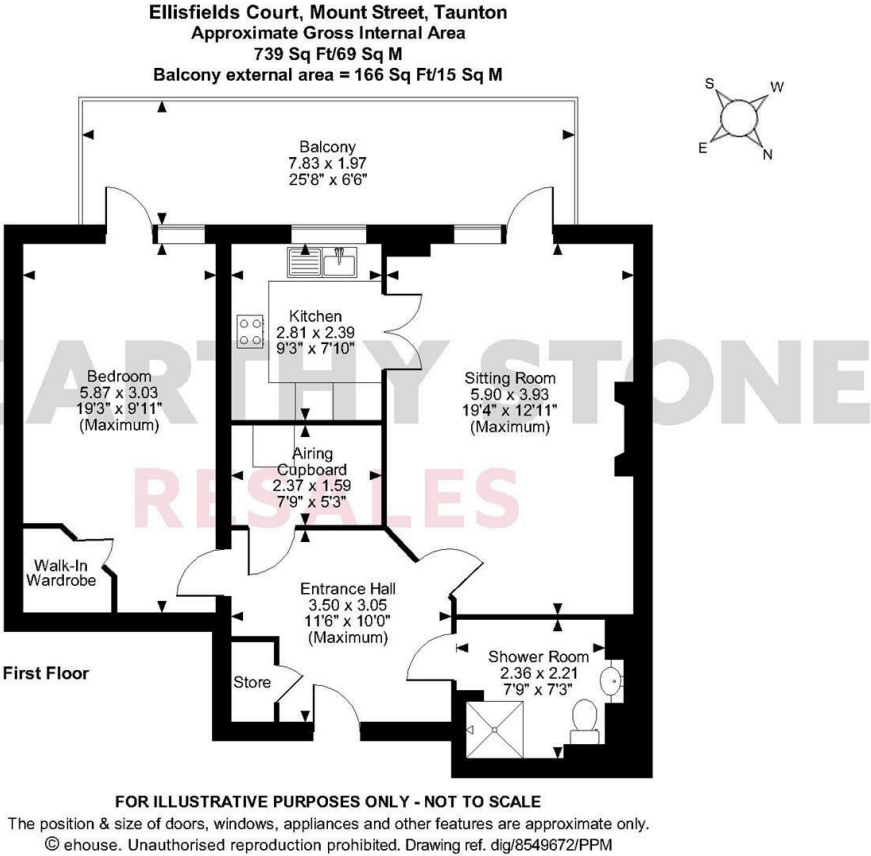
11 ELLISFIELDS COURT
MOUNT STREET, TAUNTON, TA1 3SS



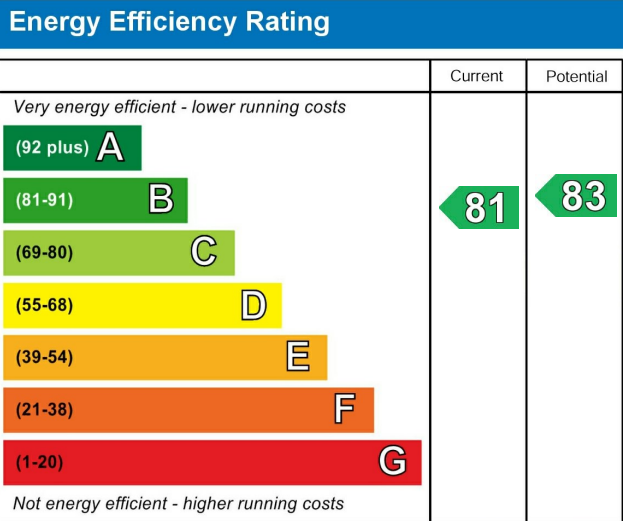
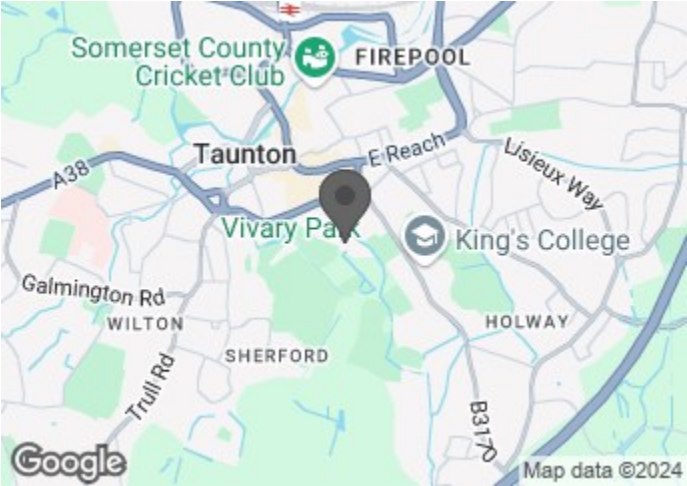
Rarely available design and location, this first floor, one bedroom, retirement apartment is a fine example which sits above the main entrance and enjoys a southerly aspect from its extensive balcony (accessible from both the living room and the bedroom) providing lovely views of landscaped gardens and woodland beyond
On Site Restaurant *Pet Friendly*

PRICE REDUCTION
ASKING PRICE £299,000 LEASEHOLD

For further details, please call 0345 556 4104
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COUNCIL TAX BAND: F



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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 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 nearby. 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 per night applies.

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 staff and Estate Manager who oversee the smooth running of the development. The property enjoys excellent communal facilities including a home owners' lounge, restaurant with a fantastic, varied daily table-service lunch, laundry room, scooter store and landscaped gardens.

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 "dip in and out" as they wish.

THE LOCAL AREA

Central Taunton is part of the annual West Country Carnival circuit and hosts the Taunton Flower Show. Within Taunton, you'll also find the Eat Wellington Food and Drink Festival, and Fake Festival, which is home to some of the UK's most popular cover bands. In the evenings, you'll find plenty of opportunities to enjoy some local theatre, arts and culture. The Brewhouse Theatre & Arts Centre stages regular and varied performances throughout the year, while Tacchi-Morris Arts Centre hosts theatre, dance and comedy shows, as well as a range of performances from schools and colleges. If you're keen to take up a new hobby in your golden years, then you'll also find community classes here and at the Creative Innovation Centre in the town centre. Sports fans are well catered for as well. Taunton is home to Somerset County Cricket Club and occasionally hosts the England men's and women's national teams. The town also contains a rugby union club, a rugby league club and a football club. Elsewhere,



Taunton Racecourse is only two miles away from the centre of Taunton.

ENTRANCE HALLWAY

Of generous proportions with plenty of 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 providing an economic heat recovery system.

LIVING ROOM WITH BALCONY ACCESS

A spacious room with much natural light thanks to its sunny, southerly facing aspect which 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. Attractive feature fireplace with inset electric fire. TV and aerial points. Plug sockets are elevated for ease of use. Feature glazed panelled double doors lead to the kitchen.

BALCONY

A generous size balcony spanning the width of the whole apartment with lots of space for garden style furniture, pots and relaxing

KITCHEN

A lovely outlook of mature trees and fields through a 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 concealed fridge and freezer. Ceiling spot light fitting, tiled splash backs and tiled floor.

DOUBLE BEDROOM WITH BALCONY ACCESS

A well-proportioned double bedroom. An attractive pine (inner-framed) triple-glazed French door and matching side-panel opens onto the balcony. Walk-in wardrobe with auto-light, hanging rails and shelving. TV and aerial points. Plug sockets are elevated for ease of use.

SHOWER ROOM

Modern white suite comprising; walk-in level access shower with thermostatically controlled 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. Fully tiled walls and vinyl flooring, electric heated towel rail, emergency pull cord and ceiling spot light.



1 BEDROOMS £299,000

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

- Gfast 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: £9,332.50 per annum (for financial year ending 30/09/2025)

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

Ground Rent: £435 per annum

Ground Rent Review Date: January 2029

Lease Length: 125 years from January 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 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.

