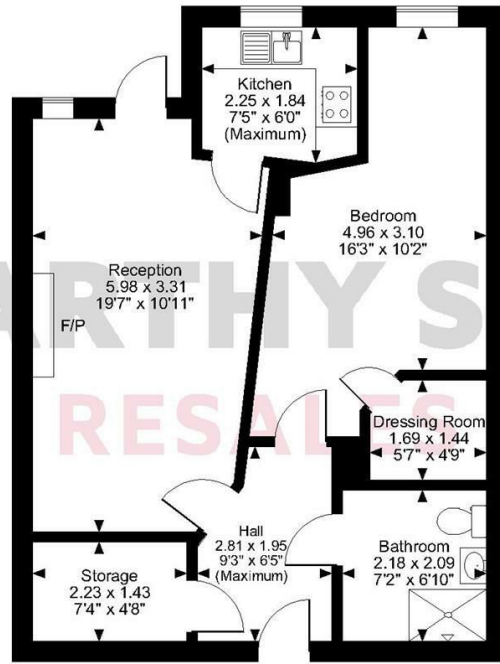


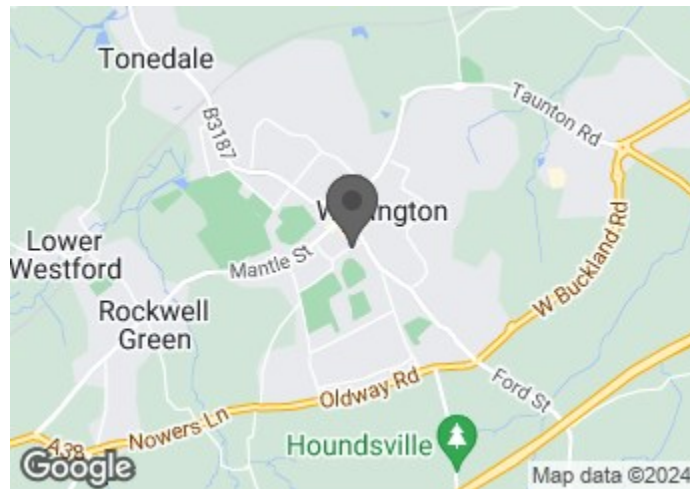
Dukes Court, Bulford, Wellington, Somerset  
Approximate Gross Internal Area  
593 Sq Ft/55 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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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**McCARTHY STONE  
RESALES**

**2 DUKES COURT  
BULFORD, WELLINGTON, TA21 8QQ**



A beautifully bright and spacious one bedroom retirement apartment on the ground floor with access out on to a patio area from the living room. Dukes Court is a vibrant, friendly and energy efficient development and remains to be very popular. With lift access to all floors, everything is very accessible and the development is pet friendly.

**ASKING PRICE £184,950 LEASEHOLD**

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

# DUKES COURT, BULFORD, WELLINGTON

1 BED | £184,950

## DUKES COURT

The development enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Dukes Court; This is a vibrant community where there are always plenty of regular activities taking place including; coffee mornings, games and quiz nights, seasonal and themed events. Whilst there is something for everyone homeowners are of course free to either participate frequently, or remain as private as they might wish.

Constructed in 2014 by award-winning retirement home specialists McCarthy Stone, Dukes Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. Dukes Court is ideally located within an easy level walk of the Town centre with a plethora of shops, restaurants and bars, hairdressers, Cottage Hospital and so many other useful amenities close at hand. Bus routes are close by with a regular service to Taunton.

## ENTRANCE HALL

Having a solid 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,

walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature Glazed panelled door leads to the living room.

## LIVING ROOM

A spacious room with a glazed French door and matching side-panels opening onto a beautiful patio area with room for a table and chairs. There is a focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

## KITCHEN

Triple glazed window with a garden view. Excellent range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

## BEDROOM

A double bedroom extending into a useful recess with a triple-glazed window. Walk-in wardrobe with auto light, ample hanging space and shelving.

## WET ROOM

Modern white sanitary ware comprising; a close-coupled WC, vanity wash-hand basin set into a cupboard unit with mirror, strip light and shaver point above, level access, walk-in shower with a glazed shower screen, electric heated towel rail, emergency pull cord. Fully tiled walls and floor.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The laundry room
- The cost of the excellent House Manager who oversees the smooth running of the development
- 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

Service charge: £2,626.44 per annum (for financial year ending 30/09/2024)

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASE INFORMATION

Lease Length: 125 years from Jan 2014  
Ground Rent: £425 per annum  
Ground Rent Review date: Jan 2029

