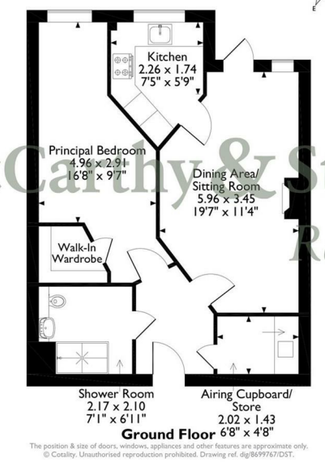
Excellent

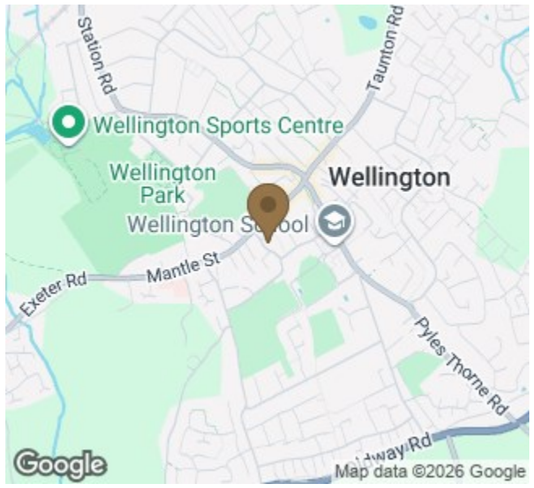
Trustpilot

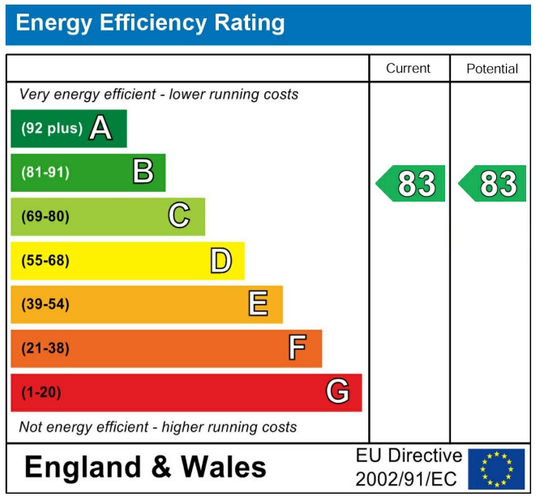
McCarthy & Stone
Resales.

9 Dukes Court, Bulford, Wellington, Somerset
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



McCarthy & Stone
Resales.





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Registered in England and Wales No. 10716544

The Property Ombudsman







9 Dukes Court

Bulford, Wellington, TA21 8QQ

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 9 Dukes Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground Floor Apartment - Close to Developments Fantastic Facilities
- Direct Access From Living Room On To A Patio Area & Communal Gardens
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place
- Laundry Room & Mobility Scooter Store
- Beautiful Landscaped Communal Gardens
- Guest Suite Available For Visiting Friends & Family
- 24/7 Careline & Secure Entry System For Peace Of Mind
- Excellent House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

9 Dukes Court, Wellington

1 | 1 | Asking price £210,000

Dukes Court
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 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 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.

9 Dukes Court
Occupying a desirable ground floor position, this well-presented one-bedroom apartment enjoys a lovely south-westerly aspect and offers the added benefit of direct access from the living room onto a private patio area, which leads out to the development's beautifully maintained communal gardens.

The spacious living room features an attractive fireplace with an inset electric fire, creating a welcoming focal point. The separate kitchen is well equipped with a range of fitted units and integrated appliances, while the generous double bedroom benefits from a useful walk-in wardrobe. The modern bathroom incorporates a walk-in shower, and a separate walk-in utility/store provides excellent additional storage.

Ideally situated within easy reach of the development's fantastic facilities, this appealing apartment offers comfortable and convenient retirement living.

The Local Area
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.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Dules Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

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.

• 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.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in 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 House Manager.

Annual Service Charge: £2,939.62 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 years from 1st Jan 2014
Ground rent: £425 per annum
Ground rent review: 1st Jan 2029













