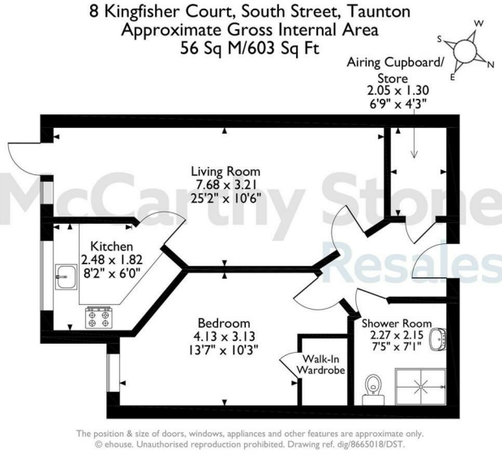
Excellent Trustpilot

Homes England

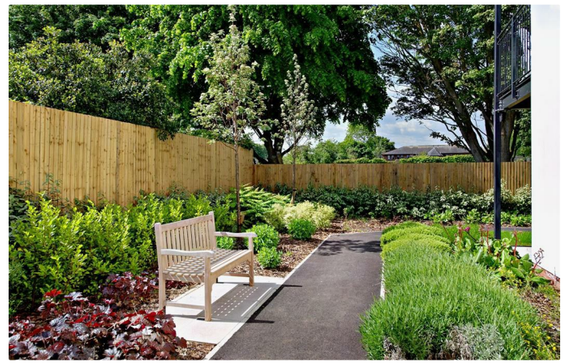
McCarthy & Stone Resales.



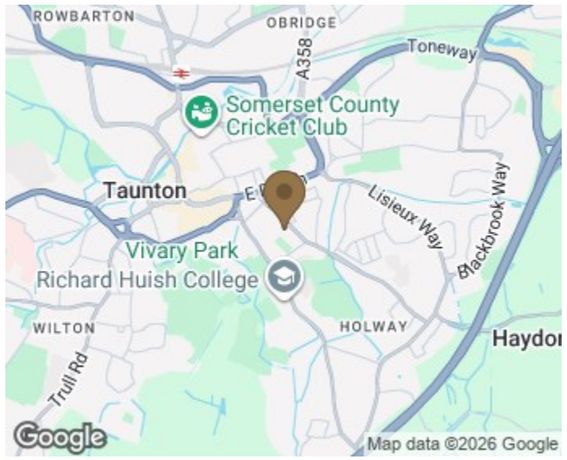
8 Kingfisher Court, South Street, Taunton
Approximate Gross Internal Area
56 Sq M/603 Sq Ft

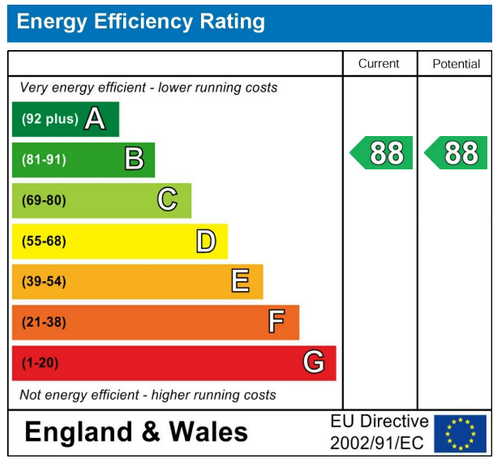


The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665018/DST.









This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy & Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

8 Kingfisher Court

South Street, Taunton, TA1 3GH

1 | 1 | Council Tax Band: D

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 8 Kingfisher Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Shared Ownership £165,000 Leasehold

Owned Share: 75% | **Monthly Rent:** £0

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

Why you'll love living here:

- *This property is available under the Older Persons Shared Ownership scheme with no rent payable.*
- Ground Floor Apartment
- Direct Access On To Patio From Living Room
- Modern, Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Bistro Serving Meals Daily & Homeowners Lounge Where Social Events Take Place
- Wellness Suite
- Beautiful Landscaped Garden
- 24/7 Careline & Secure Entry System
- 24/7 Staff On Site - 1 Hour Domestic Assistance Included Within Service Charge

McCarthy & Stone Resales.

Trustpilot Rated Excellent

8 Kingfisher Court, Taunton

1 | 1 | Shared Ownership £165,000

Kingfisher Court:
Located on South Street, this development of retirement properties in Taunton consists of 62 apartments, with each providing good access to the local facilities and amenities of central Taunton.
Even though our retirement properties in Taunton offer you the perfect opportunity to downsize, you'll never feel like you're making any sacrifices. This is because, on the development, you'll find everything you could possibly need to enjoy a full and active retirement. This includes a bistro and a communal lounge that will regularly host events. There is also a guest suite for when family and friends come to stay, and pets are more than welcome.
All of our retirement Living PLUS properties are built specifically with the over-70s in mind. They allow homeowners to live independently while also providing tailored help and support. Each homeowner at our retirement properties in Taunton can choose the help they'd like, too. Whether that's help with grocery shopping, hoovering or cleaning is entirely their choice.

It's so easy to make new friends and to lead a busy and fulfilled life at Kingfisher Court; there are always plenty of regular activities to choose from. Whilst there is something for everyone, there is certainly no obligation to participate and home owners can 'dip in and out' of activities 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.

No.8
Situated on the ground floor, this one bedroom apartment offers direct access out on to a patio area from the living room, a modern, well equipped kitchen, double bedroom with walk in wardrobe and a bathroom with walk in shower. This apartment is available under the Older Persons Shared Ownership scheme with no rent payable.

Entrance Hall:
With solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in utility cupboard with light and shelving, housing the washer/dryer, Gledhill cylinder supplying hot water and 'Vent Axia' heat exchange unit.

Living Room:
A generous size living room with triple glazed window and door opening to a patio. Modern feature fireplace with inset log effect electric fire. Telephone and TV points.

Kitchen:
Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainer unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven and concealed fridge and freezer.

Double Bedroom:
Triple glazed window. Walk in wardrobe with hanging and shelving space. Emergency pull cord.

Shower Room:
A modern facility with white sanitary ware comprising; easy-access walk-in shower, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard units below and work surface over, mirror with integral light above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

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: £10,234.43 per annum (for financial year ending 28/02/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease:
999 Years from the 1st Jan 2022
Ground rent: £0
Ground rent review date: 1st Jan 2037

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

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.

Care & Support
The personal care services available at Kingfisher Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.













