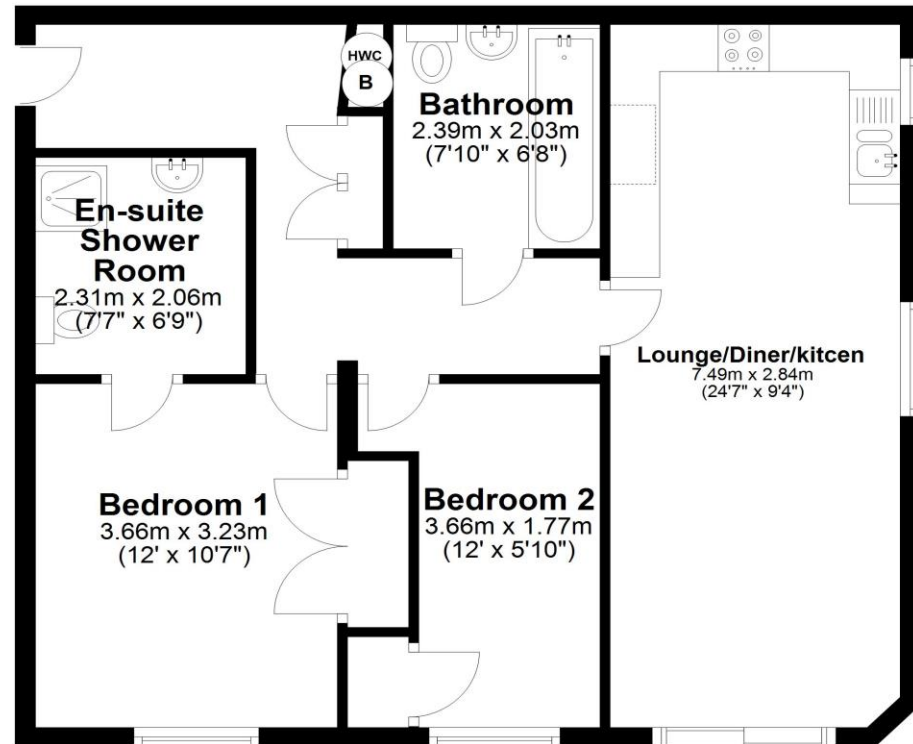


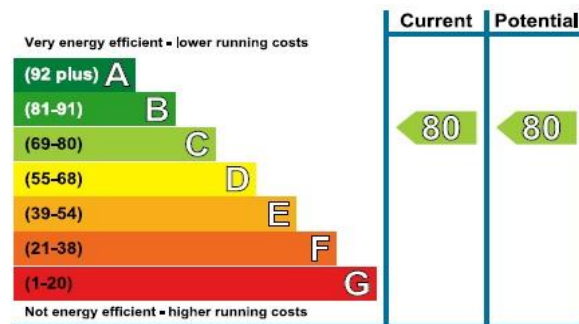
Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

60 Vivary House, Kinglake Drive, Blagdon Village, Taunton



Apartment 60, Vivary House, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR



£230,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Blagdon Village reception. Thank you.

Two bedroom apartment offering spacious and bright accommodation in this age exclusive retirement village.

- Top Floor Pleasant Views
- En-Suite Shower Room
- Spacious Sitting/Dining Room
- Well Equipped Kitchen
- No Onward Chain



Apartment 60, Vivary House, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR



Tenure: Leasehold

Entrance/Hallway:

Dog leg hallway with airing cupboard, hot water tank and boiler and large storage cupboard housing consumer unit and fuse box. Wall mounted Caretech call monitor for 24 hr emergency assistance, telephone & power points and radiator.



Sitting /Dining Room:

Part glazed door opens onto a spacious dual aspect room with large glazed double doors to the rear aspect with Juliet balcony and very pleasant views, further window offers views towards the Blackdown hills. Slight slope to one wall, coving, TV/FM/ telephone & power points, two radiators, kick switch, open plan into;

Kitchen:

A good size well equipped modern kitchen with a front aspect window with a lovely outlook. The kitchen comprises; range of eye and base units and drawers with under cupboard lighting, complementary work tops and tiled splash-backs. Inset one and a half bowl stainless steel sink, integrated appliances include double electric oven, four ring electric hob with extractor, fridge-freezer, slim-line dishwasher, washer/dryer, non-slip flooring and plinth heater.



Bedroom One:

Rear aspect window, radiator, built-in double wardrobe, coving, TV/FM/telephone and power points, kick switch on skirting, door into;



En-suite:

Enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator, wall mounted mirror with shaver point & light above, extractor fan and non-slip flooring.

Bedroom Two:

Door return, rear aspect window, slight slope to wall, built-in wardrobe, coved ceiling, radiator, telephone, radio and power points with hearing loop.



Bathroom:

Generous size bathroom with panel enclosed bath, pedestal wash hand basin, low level WC, radiator, part tiled part painted decor, wall mounted mirror with shaver point and light above, extractor fan and non-slip flooring.

Additional Comments/Star features:

Recently redecorated and carpets cleaned throughout. No onward chain

KEY FACTS SALES	Apartment 60, Vivary House, Blagdon Village, Kinglake Drive, Taunton, Somerset, TA1 3RR		Created 11/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Blagdon Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Top Floor Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£230,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. Garages - Subject to availability - Lease fee for one garage is currently 12,000 with 6,000 refunded when the garage is surrendered plus a ground rent of 25 per annum.	FAQ's, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jan 2020 to Dec 2020	Service Charge: £4,811.40 PA for single occupancy, additional £300 PA for double	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £72,383.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £275 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £1,775.13 pa	Taunton Deane Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	5% (1st year), 10% (2nd year), or 12.5% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using RV PROPERTY HOLDINGS LTD property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease