

2 Kinglake Drive, TA1 3RR



Total Area: 128.8 m² ... 1386 ft²

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

2 Kinglake Drive, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR



£349,950
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.

Three Bedroom Semi-Detached Chalet bungalow situated close to the facilities, comprising;

- Entrance Hall
- Sitting Room/Dining Room
- Fitted Kitchen
- Conservatory
- Study
- Ground Floor Bedroom/ Reception room
- Ground Floor Bathroom
- Dressing Room
- Master Bedroom with En-Suite Shower Room
- Bedroom Three
- Excellent Communal Facilities and Grounds



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Tenure: Leasehold

With very pleasant outlooks this property provides well-appointed spacious accommodation on two levels.

Private front aspect terrace, covered porch, bin-store, and private front door onto;

Entrance Hall:

Spacious reception hall with cupboard housing fuse boxes, coved ceiling, Caretech call monitor system for 24 hour emergency assistance, radiator, power points, stairs rising up to first floor (a stair lift can easily be fitted)

Sitting Room:

Bright triple aspect room with glazed double doors at the far end leading into the conservatory, two radiators, TV/FM, telephone and power points.

Conservatory:

The conservatory benefits from heating and leads outside onto an paved patio

Kitchen:

Panel glazed door opens onto a modern fitted kitchen comprising; range of wall and base level units, complementary work surfaces, tiled splash-back, and inset one and a half bowl sink unit. Integrated fridge/freezer, electric double oven, hob and extractor fan, integrated wash/dryer and dishwasher, plinth heater & rear front aspect window with pleasant outlook.

Study:

Front aspect window, radiator, coving to ceiling, telephone & power points.

Ground Floor Spacious Double Bedroom or Dining Room:

Large under stairs storage cupboard, double fitted wardrobe, radiator, front aspect window, telephone and power points.

Ground Floor Bathroom:

Panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin with wall mounted mirror, shaver point & light above, extractor fan and radiator.

First Floor Accommodation:

Master Bedroom:

Spacious triple aspect room with gently sloping walls, radiator, TV/FM/ telephone and power points, door into;

En-Suite Shower Room:

Low level WC, pedestal wash hand basin, mirror, light & shaver point above, fully tiled shower cubicle, extractor fan, radiator and non-slip flooring.

Bedroom Three: plus door return

Rear aspect window, radiator, power points with gently sloping wall to one side.

Dressing /hobbies room:

a useful dressing room or hobbies room, rear aspect window, power points and radiator

Additional Comments/Star features:

Good size accommodation and near to club house and parking



KEY FACTS SALES	2 Kinglake Drive, 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)	3 Bedroom Chalet Bungalow	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	£349,950	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.	FAQs, 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 occupancy	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 E - £2,169.59 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