

42 Haines House, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR

(Awaiting Floor Plan & EPC)



£244,950
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.

Delightful two bedroom apartment with very pleasant views comprising;

- Dual aspect sitting room with Juliet balcony
- Fitted spacious kitchen/diner
- Bedroom with en-suite
- Additional bedroom /study
- Bathroom/utility room
- Excellent community facilities
- Beautifully maintained grounds



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Tenure: Leasehold

Secure communal entrance with automatic opening doors, lift and stairs to all floors

Entrance/Hallway:

L shaped hallway with airing cupboard housing water tank and boiler, Care-tech wall mounted monitor for 24 hour emergency assistance, power points and telephone point. Doors onto;

Sitting /Dining Room:

A charming dual aspect room with large glazed doors onto a Juliet balcony creating a delightful sunny spot to sit and read in. The walls gently slope to one side with 2 further windows having very pleasant views across to the hills to the rear and the village green to the front, coved ceiling, TV/FM & telephone points, radiator, open plan into; (light fittings, blinds and curtain poles included)

Kitchen:

A nice bright and well-equipped kitchen able to accommodate a family size table and chairs, a range of eye and base level units in a cream finish with complementary worktops and tiled splash-backs, one and a half bowl sink unit, below a front aspect window. Integrated appliances include; double electric fan oven, 4 ring hob and extractor, fridge freezer, dish-washer, washer/dryer, plinth heater, coved ceiling and non-slip flooring

Bedroom One:

This bedroom accommodates a super king size bed and benefits from fitted wardrobes, TV/FM/telephone and power points, radiator, double glazed window & coving. Door into;

En-suite:

Comprising; fully tiled enclosed shower cubicle with riser shower, pedestal wash hand basin, low level WC, wall-mounted mirror cabinet with shaver point and light, extractor and tiled splash-backs.

Bedroom Two:

Rear aspect double glazed window with very pleasant views, coving to ceiling, radiator, built-in storage cupboard, telephone & power points.

Bathroom:

Comprising; panel enclosed bath with hand held shower attachment, part painted, part tiled, pedestal wash hand basin, low level WC, radiator, wall-mounted mirror with shaver point and extractor fan.

Please note that the bathroom is currently used as a utility room.

Additional Comments/Star features:

Presented in very good condition throughout



| KEY FACTS SALES | 42 Haines House, Blagdon Village, Kinglake Drive, Taunton, Somerset, TA1 3RR | | Created 7/10/2020 |
|--|--|---|--|
| 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 | 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 | £244,950 | 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: £4,811.00 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 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 |