



Total area: approx. 71.5 sq. metres (770.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



£235,000
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.

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

Entrance Hall:

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.

Presented in very good condition throughout.



KEY FACTS SALES		42 Haines House, Blagdon Village, Taunton, Somerset, TA1 3RR	Created 07/1/2022
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 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	£235,000	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.	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 2022 to Dec 2022	Service charge: £5,435.00 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 - £1,859.74 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