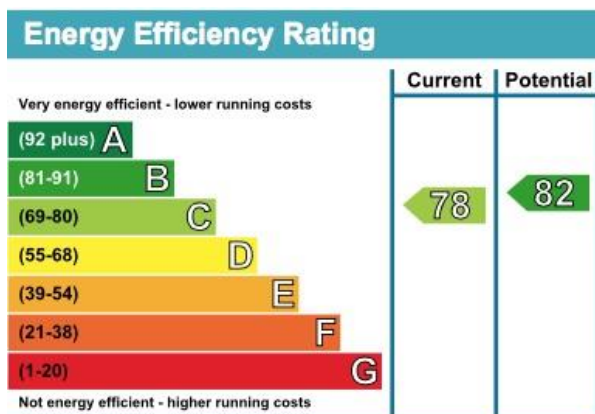




58 Vivary House
Approx. 81 sq. metres (870.9 sq. feet)



58 Vivary House, Blagdon Village, Taunton, Somerset TA1 3RR



£249,000
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 SUPERB TOP FLOOR 2 BEDROOM APARTMENT WITH FAR REACHING VIEWS!

- Triple aspect sitting/dining room with 2 x Juliet balconies
- Good size fitted kitchen
- Master bedroom with en-suite
- Bedroom two
- Further bathroom
- Lift access



58 Vivary House, Blagdon Village, Taunton, Somerset TA1 3RR



Entrance/Hallway:

Front door into dog legged hallway with; airing cupboard, storage cupboard, radiator, coving, fitted book shelves, call monitor system for 24 hour emergency assistance.

Sitting Room: 17'10 x 11'5 (plus bay) Dining area 7'7 x 10'5 (gently sloping walls to one side)

Superb triple aspect layout with glazed double doors opening onto a Juliet balcony, further double glazed window to front aspect, TV/FM, telephone & power points, coving, 2 x radiators, opening into dining room area with further large glazed double doors onto a Juliet balcony boasting fabulous far reaching views of the Blackdown Hills, a lovely little sunny spot to sit and enjoy the views. Opening into;

Kitchen: 7'10 x 10'9 narrowing to 5'8 please add in meters

A good size well equipped fitted kitchen comprising; range of eye and base units with a gloss finish & under cupboard lighting, complementary counter tops and tiled splash-backs, waist height integrated electric double oven, 4 ring ceramic hob with overhead extractor, fridge-freezer, slim-line dishwasher, inset one and a half bowl stainless steel sink and drainer, extractor fan, plinth heater and non-slip flooring.

Master Bedroom: 11'3 x 10'2 plus window return (gently sloping walls to window side) please add in meters

Rear aspect double glazed window, radiator, coving, telephone & power points, fitted double wardrobe. Door into;

En-suite:

Fully tiled enclosed shower cubicle, low level WC, pedestal wash hand basin with wall mounted mirror and shaver point above, radiator and extractor fan.

Bedroom Two: 6'6 x 12'2 (Gently sloping wall to window end) please add in meters

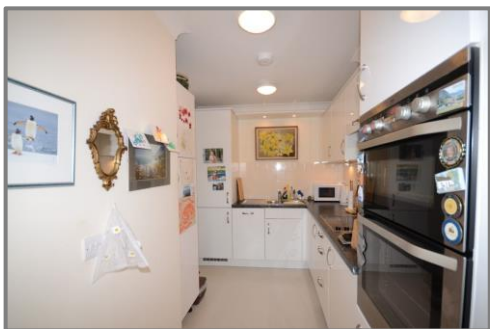
Front aspect double glazed window, radiator, coving, built-in storage cupboard with hanging rail, power points.

Bathroom:

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

The Village is located within walking distance of Somerset's county town Taunton – in fact the centre is just a lovely stroll across the famous Vivary Park. But the age-exclusive retirement village is also perfectly placed to take advantage of the magnificent surrounding countryside including Exmoor National Park, the Quantock and Mendip Hills and the Somerset Levels.

A vibrant and active [retirement community](#) of like-minded people ensures there is something for everyone at Blagdon Village. With more than 20 interest and social groups, a full diary of activities and regular impromptu get-togethers, the village is a hive of activity.



KEY FACTS - Blagdon Village			
Property Details	Name of Retirement Community Operator	A subsidiary of the Retirement Villages Group Ltd	
	Name of Village	Blagdon Village	Website
	Property Type	Top Floor Apartment	Brochure, price list
	Address of property	58 Vivary House, Blagdon Village Kingleake Drive, Taunton Somerset, TA1 3RR	
	Status of unit	Pre-owned property	
	Occupancy	one or two persons	
	Tenure	Leasehold - 125 year lease from 1st Oct 2005	Lease
	Subletting	Not permitted under terms of lease	
	Nomination arrangements	None	
Care provider	RV Care Somerset or tenants choice		
Cost of moving into property	Asking Price	£249,000	Price list, website
	Rent	N/A	
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking	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, price list
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Lease engrossment fee	Fee payable to the Groups Solicitors £120.00 inc VAT for all new leases granted	
	Healthcare assessment	No charge by RV (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jan 2017 to Dec 2017	Currently £4,147.82 pa for single occupancy and £300.00 for double occupancy (reviewed annually)	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £275 per annum	Lease, FAQ's
Care Costs	Core care charges	Price on application based on individual needs	
	Additional care charge	Not available at this location	
	Nursing and dementia care charges	Not available at this location	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	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 - £1,487.48 for the current year	Local Borough
	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), 12.5% after year 2 of the sales price when re-sold or on purchase.	Lease, FAQ's, price list
	Administration fee	Paid by Retirement Villages Ltd if applicable	
	Estate Agent's commission	Inclusive if using RV Services Group Ltd property re-sale service	
	Legal fees	Your legal costs for acting on the sale	
	Removal expenses	Your 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 satisfactorily undergo an acceptance interview with the Village Manager		Lease