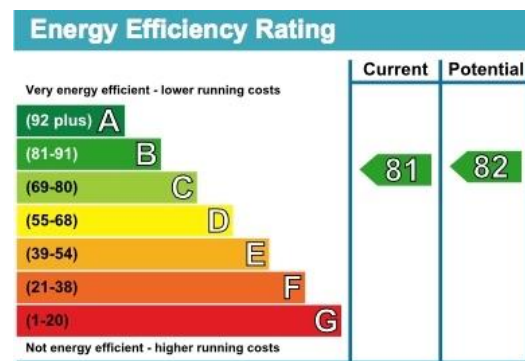


**70 Sherford Lodge**  
Approx. 85 sq. metres (914 sq. feet)



**70 Sherford Lodge, Blagdon Village, Middleway, Taunton 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.

A delightful two bedroom first floor apartment with lift access offering sole or dual occupancy, comprising;

- Dual Aspect Sitting Room
- Dining Room
- Fitted Kitchen
- Bedroom with En-Suite Shower Room
- Second Bedroom
- Additional Shower Room
- Excellent Communal Facilities.



# 70 Sherford Lodge, Blagdon Village, Middleway, Taunton TA1 3RR



**Communal entrance lobby with entry phone system, lift & stairs. Private front door into;**

**Entrance Hall:** Hallway with wall mounted call monitor system, radiator, coved ceiling, airing and storage cupboards, telephone point and power point.

**Sitting Room: 4.87m x 5.66 (16' into bay x 18'7)**

Well-appointed dual aspect room with a bright airy feel, the front aspect bay window has delightful views over the village green, additional rear aspect double glazed window with pleasant outlook. 2 x radiators with shelves overhead, coved ceiling, TV/FM, telephone and power points, 2 x ceiling pendants and open archway into;



**Dining Room: 3.20m x 2.99m (10'6 x 9'10)**

2 rear aspect double glazed windows make this a very pleasant light room with, coved ceiling, radiator and power points.

**Kitchen:**

Well equipped modern fitted kitchen comprising: range of eye and base level units with complementary work tops, in-set one and a half bowl stainless steel sink unit, power points, integrated single electric oven and four ring ceramic hob with overhead extractor. Slim-line dishwasher, washer-dryer, fridge-freezer and cupboard mounted boiler. Useful additional slim-line breakfast bar.



**Bedroom One: 3.09m x 3.73m (10'2 x 12'3)**

Front aspect double glazed window affording pleasing views over the mature trees on the green, radiator, coving, telephone & power points and a hearing loop installed. Built-in double wardrobe and door into;



**En-suite:** Fully tiled enclosed shower cubicle with thermostatically controlled riser shower, pedestal wash hand basin, low level WC, grab rail, radiator, wall mounted mirrored cabinet, mirror and shaver point with light, non-slip flooring and extractor fan.

**Bedroom Two: 3.73m x 2.03m (12'3 x 6'8 plus door return)**

Front aspect double glazed window again with very pleasant views, telephone and power points, radiator, coving to ceiling and built-in double wardrobe with shelves.



**Bathroom:**

Remodelled by the current owner to remove the bath and install a double width shower cubicle with sliding glazed doors for ease of access, thermostatically controlled riser shower and useful shelves incorporated in the tiles. Pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and light, non-slip flooring, radiator and towel rails.

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	First Floor Apartment	Brochure, price list
	Address of property	70 Sherford Lodge, Blagdon Village, Middleway, Taunton, 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	£230,000	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 £4147.82 pa plus £300 for a second person (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 Limited 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