



McCarthy & Stone

RESALES

9 Dukes Court Bulford, Wellington, TA21 8QQ  
Asking price £185,000 Leasehold

For further details  
please call 0345 556 4104



# 9 Dukes Court Bulford, Wellington, TA21 8QQ

A REDCORATED and newly carpeted one bedroom GARDEN retirement apartment with PATIO

## INTRODUCTION:

This beautifully presented apartment has been redecorated with new carpets throughout. Located in a favoured ground floor garden position the apartment enjoys a French door opening onto the terrace looking out across the wonderful landscaped gardens of the development. It is also conveniently placed for the excellent communal facilities of Dukes Court. In addition to the comfortable sitting room the kitchen is extremely well-appointed with a range of integrated appliances, a generous bedroom with walk-in wardrobe and wetroom with a practical level access shower.

The development enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store and landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Dukes Court; This is a vibrant community where there are always plenty of regular activities taking place including; coffee mornings, games and quiz nights, seasonal and themed events. Whilst there is something for everyone homeowners are of course free to either participate frequently or remain as private as they might wish.

Constructed in 2014 by award-winning retirement home specialists McCarthy and Stone, Dukes Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60'S and designed for

independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees the smooth running of the development. Dukes Court is ideally located within an easy level walk of the Town centre with a plethora of shops, restaurants and bars, hairdressers, Cottage Hospital and so many other useful amenities close at hand. Bus routes are close by with a regular service to Taunton.

## ENTRANCE HALL:

Having a solid entrance door with spy-hole, security intercom system that provides both a visual (via the homeowners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange unit. A feature Glazed panelled door leads to the living room.

## LIVING ROOM:

A spacious room with a triple-glazed French door and matching side-panels opening onto a pleasant terrace with a lovely aspect over the landscaped gardens of the development. There is a focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

## KITCHEN:

Triple glazed window with a garden view. Excellent range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

## BEDROOM:

A double bedroom extending into a useful recess with a triple-glazed window. Walk-in wardrobe with auto light, ample hanging space and shelving.

## WETROOM:

Modern white sanitary ware comprising; a close-coupled WC, vanity wash-hand basin set into a cupboard unit with mirror, strip light and shaver point above, level access, walk-in shower with a glazed shower screen, electric heated towel rail, emergency pull cord. Fully tiled walls and floor,

## SERVICE CHARGE

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

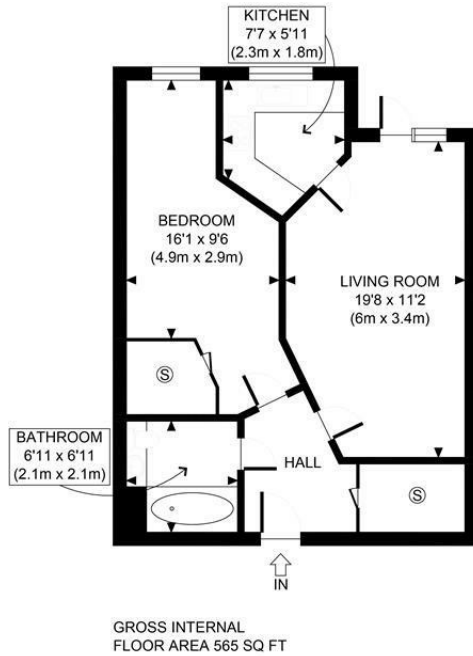
## LEASEHOLD

Lease - 125 Years from 2014  
Ground Rent £425.









APPROX. GROSS INTERNAL FLOOR AREA 565 SQ FT / 52 SQM	Dukes Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 20/11/20
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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