



GIBBINS RICHARDS 

49 Kingfisher Court, Taunton TA1 3GH

£280,000

GIBBINS RICHARDS 
Making home moves happen

***No onward chain *Modern retirement complex *Close to Taunton Town Centre ***

A well-presented two bedroomed apartment, available with no onward chain, situated within a popular and well-equipped retirement development for the over-70s in the heart of Taunton.

Tenure: Leasehold / Energy Rating: B / Council Tax Band: E

The thoughtfully designed accommodation comprises an entrance hall with utility and storage cupboard, cloakroom, a modern kitchen opening into the sitting/dining room, two double bedrooms (the principal benefiting from a walk-in wardrobe), and a contemporary wet room. Built in 2022, Kingfisher Court is a Retirement Living Plus development designed exclusively for those aged 70 and over, offering the option of personalised care and support tailored to individual needs. Residents also enjoy access to an excellent range of communal facilities, including a bistro, homeowners' lounge, wellness suite, guest suite and beautifully maintained gardens. Ideally located on South Street, the development provides convenient access to the shops, amenities and services of Taunton town centre.

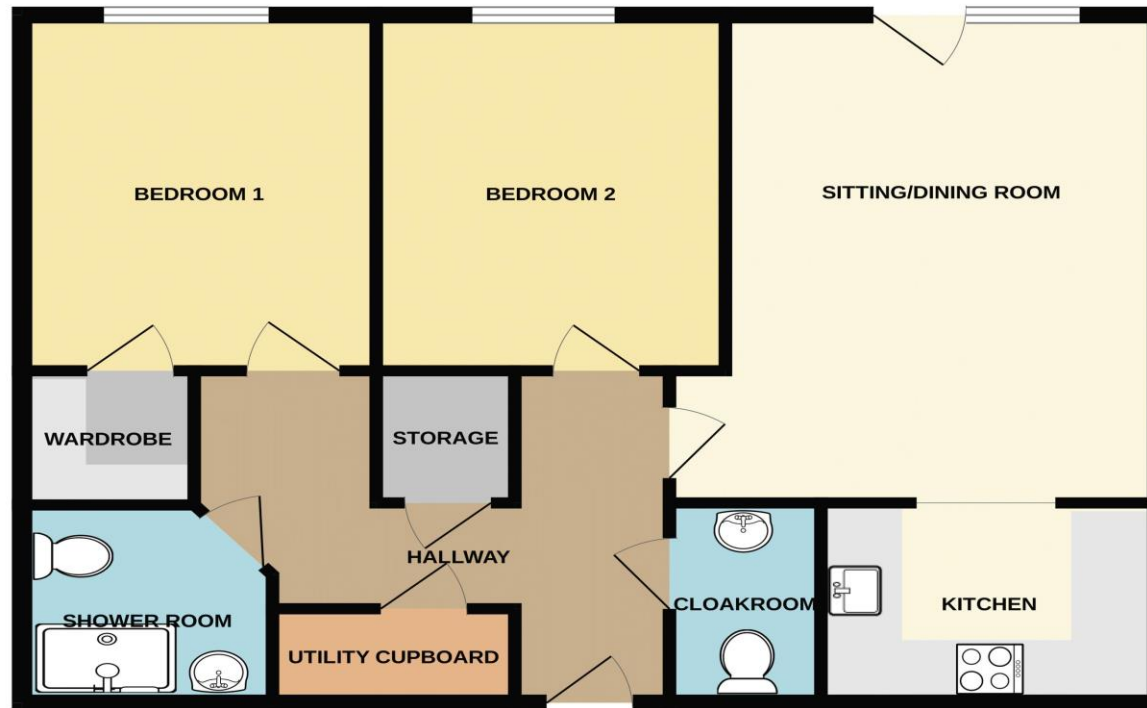
Modern retirement apartment
Located on the top floor
Well-appointed accommodation
Two double bedrooms
Cloakroom & shower room
Tailored care and support services
Communal facilities
Close to a Taunton town centre
No onward chain





Entrance Hall	
Cloakroom	
Kitchen	8' 10" x 7' 1" (2.69m x 2.16m)
Sitting/Dining Room	17' 3" x 12' 6" (5.25m x 3.81m) Juliette balcony.
Bedroom 1	12' 11" x 10' 3" (3.93m x 3.12m) Walk in wardrobe.
Bedroom 2	12' 7" x 10' 1" (3.83m x 3.07m)
Shower Room	
Outside	Communal garden for residents.
Tenure and Outgoings	The property is leasehold, with a 999 year lease commencing on 1 January 2022. The current annual service charge is £13,464.12, and the current annual ground rent is £510. Please note that, upon completion of the sale, a transfer fee equivalent to 2% of the final sale price is payable.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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