



**Council Tax Band: E**  
**Security Deposit: £2,659**  
**Fee Summary:** Reservation deposit of £500 to be offset against your initial payment and fully refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			

## McCarthy Stone

Retirement living *your way*

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\*To be offset against your initial payment and fully refundable should your tenancy not proceed. \*\*Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. \*\*\* This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



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## 10 Lock House

Keeper Close, Taunton, TA1 1AX

Very well presented TWO BEDROOM apartment located on the GROUND FLOOR of LOCK HOUSE, retirement living development situated in Taunton. This property boasts a LARGE AND BRIGHT LIVING ROOM with a PATIO AREA and a MODERN FULLY EQUIPPED KITCHEN. The master bedroom also features a WALK IN WARDROBE with loads of space and its own ENSUITE SHOWER ROOM. Lock House provides a dedicated House Manager running the development, a 24-Hour Emergency Call System, weekly activities, and excellent communal areas, such as a residents lounge, a communal roof terrace, landscaped gardens, and a guest suite for family and friends to stay over.

## Rent from £2,305 pcm

(Includes service charge)

**Call us on 0800 8100 174**  
**to find out more.**

rentalenquiries@mccarthyandstone.co.uk  
 mccarthyandstone.co.uk

### Property Features

- Ground floor two bed apartment with patio area
- Master ensuite bedroom with walk In wardrobe
- Second ensuite shower room in the master bedroom
- House Manager runs the development
- 24/7 Careline provides peace of mind
- Homeowners Lounge & onsite Gym
- Communal Roof Terrace & Landscaped gardens
- Guest Suite For Visiting Friends and Family
- Short distance from local amenities and local Taunton swimming pool
- Fantastic transport links by rail and motorway

**McCarthy Stone**  
 Retirement living *your way*



# 10 Lock House, Keeper Close, Taunton, Somerset, TA1 1AX

## About Lock House

Lock House is a Retirement Living development providing an independent living opportunity for those over 60 years of age with the day-to-day support provided by our excellent House Manager who oversees the smooth running of the development. 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. The development enjoys excellent communal facilities including a fantastic residents lounge, a communal rooftop terrace, and fantastic gym for residents to enjoy. There are also landscaped gardens a decked terrace. There is also a super guest for visiting family and friends for which a small charge of £25 per night applies. There is a variety of regular social activities to choose from including; coffee mornings, film nights and themed events.

Lock House occupies an excellent location with plenty of amenities close by including the Orchard Shopping Centre and Morrisons. This is very much an 'up and coming' area of Town with a vibrant local community and an eclectic choice of local shops, cafes bars and restaurants. Taunton Station is only 0.2 miles away with regular train service to Bristol, Penzance, London, Cardiff and more - perfect for a day out. For a leisurely stroll, the scenic Victoria Park is 0.6 miles away in the heart of this thriving County Capital Town. With so much to see and do, Taunton is a perfect location for you to enjoy your retirement. A county town with a rich and interesting history, it offers the best of modern amenities whilst being a short bus or car journey away from the beautiful Quantock Hills. This welcoming and friendly town hosts a wide range of events all year round including the popular Taunton Flower Show, The Rural Living Show and is the birthplace of Taste of the West. It is also home to the ever popular Somerset County Cricket Club.

## Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone tenant

## Social Lifestyle

The Communal Lounge is at the heart of the community at Lock House and is where the majority of social gatherings take place. Regular activities include; coffee mornings, games nights, and quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

## Roof Terrace

Lock House boasts a stunning roof terrace with ample contemporary seating. This the perfect space to relax and enjoy a glass of wine, watching the sunset on a summers evening with new found friends.

## Landscaped Gardens

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

"Totally impressed by the development and its gardens - everywhere immaculate and seemingly well maintained." - McCarthy Stone resident

## About 10 Lock House

Number 10 is a two bedroom apartment located on the ground floor of Lock House, where most of the communal areas are located. This property boasts a large and bright living room with a patio area, and a modern fully fitted kitchen. The master bedroom also benefits from a second ensuite shower room and a convenient walk in wardrobe. Solid Oak-veneered entrance door with spy-hole welcomes you to the entrance hall, where you can find the security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Useful utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Separate shallow cupboard with meters. Feature glazed panelled door to Living Room.

## Living room

Living room of good proportions with an airy outlook and a patio

# 2 bed | Rent from £2,305 pcm

door opening onto a patio area, which gives direct access to the communal gardens. TV and telephone points, two ceiling lights, fitted carpets, raised electric power sockets. A feature glazed panelled door leads to the kitchen.

## Kitchen

Double-glazed window. Superb range of soft white gloss-fronted fitted units with under unit lighting, contrasting worktops and matching upstands incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## Master bedroom

Large double bedroom featuring a spacious walk in wardrobe for added convenience and a large window providing ample natural light. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

## Ensuite shower room

White suite comprising; level access, walk-in shower with both 'Raindrop' and conventional shower heads, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface and mirror with integral light above, ladder radiator, electric wall heater, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

## Bedroom two

Second double bedroom which could be used as a study room or a dining room, the choice is yours. Large window providing natural light.

## Shower room

White suite comprising; shower cubicle with both 'Raindrop' and conventional shower heads, a back-to-the wall WC, wash-basin with mirror above. Ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and tiled floor.

## What is included within your rent?

- 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. No parking space is included.

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).
- Removal Services that can help you declutter and move you into your new home

## Additional Information & Services

- Superfast fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

