

Tangier Way, Taunton, Somerset

Asking Price: £340,000



A beautifully presented two-bedroom retirement apartment, ideally situated within the sought-after Riverain Lodge development, conveniently positioned close to the lift and offering spacious, well-planned accommodation throughout.

The welcoming living room provides excellent space for both lounge and dining furniture, creating a comfortable and versatile area for relaxing or entertaining. Dual-aspect windows allow an abundance of natural light into the room, while a doorway leads through to the separate kitchen.
The modern kitchen is fitted with an attractive range of wall and base units, complemented by work surfaces and tiled splashbacks. Integrated appliances include a waist-height oven, four-ring electric hob, washer/dryer, fridge and frost-free freezer. A large window further enhances the bright and airy feel.

The spacious principal bedroom benefits from a useful walk-in wardrobe and a large window, creating a light and comfortable bedroom retreat. The second bedroom is another generous double room, featuring built-in mirrored wardrobes. Currently arranged as a hobby room, this versatile space could equally be utilised as a guest bedroom, study, dining room or additional reception room, depending on individual requirements. The stylish shower room comprises a large walk-in shower with handrail, WC, wash hand basin with vanity storage and heated towel rail. There is also a separate cloakroom accessed from the hallway, fitted with a WC, wash hand basin, vanity unit and heated towel rail. A particularly useful walk-in storage cupboard provides excellent additional storage and completes the internal accommodation.

Early viewing is highly recommended to fully appreciate the size, presentation and convenient position of this retirement apartment.

Riverain Lodge is an attractive development comprising 72 one- and two-bedroom retirement apartments, enjoying a desirable riverside position alongside the River Tone and within easy walking distance of Taunton town centre. Taunton provides an excellent selection of national and independent shops, cafés, restaurants and leisure facilities, all set amongst its attractive historic streets. Vivary Park is also close by, offering approximately 7.5 acres of landscaped gardens, walking routes, tennis courts, a bowling green and popular bandstand. The development is well placed for transport links, with easy access to the M5 motorway and Taunton railway station, which provides regular connections to Exeter, Bristol and destinations beyond.

Residents benefit from an on-site Lodge Manager, responsible for the day-to-day management of the development and the organisation of a variety of social activities within the Owners' Lounge, including coffee mornings and games afternoons. A Guest Suite is available for visiting friends and family, while owners can also access guest suites at Churchill Living developments nationwide, subject to availability and applicable charges.

For additional peace of mind, Riverain Lodge benefits from a comprehensive Careline system, monitored by the Lodge Manager during the day and by a dedicated 24-hour team, 365 days a year. Security measures include a video entry system, integrated intruder alarm and advanced fire and smoke detection systems throughout the development.
The development is professionally managed by the award-winning Churchill Estates Management, providing residents with ongoing maintenance, management, service and support.

Additional Information

- Age Restrictions: One owner must be aged 60 or over; any second owner must be aged 55 or over
- Pets: Permitted subject to the terms of the lease and approval from Churchill Estates Management

The service charge includes Careline monitoring, buildings insurance, water and sewerage rates, ground source heating, communal cleaning and utilities, lift maintenance, grounds maintenance, Lodge Manager services and contributions to the contingency fund.









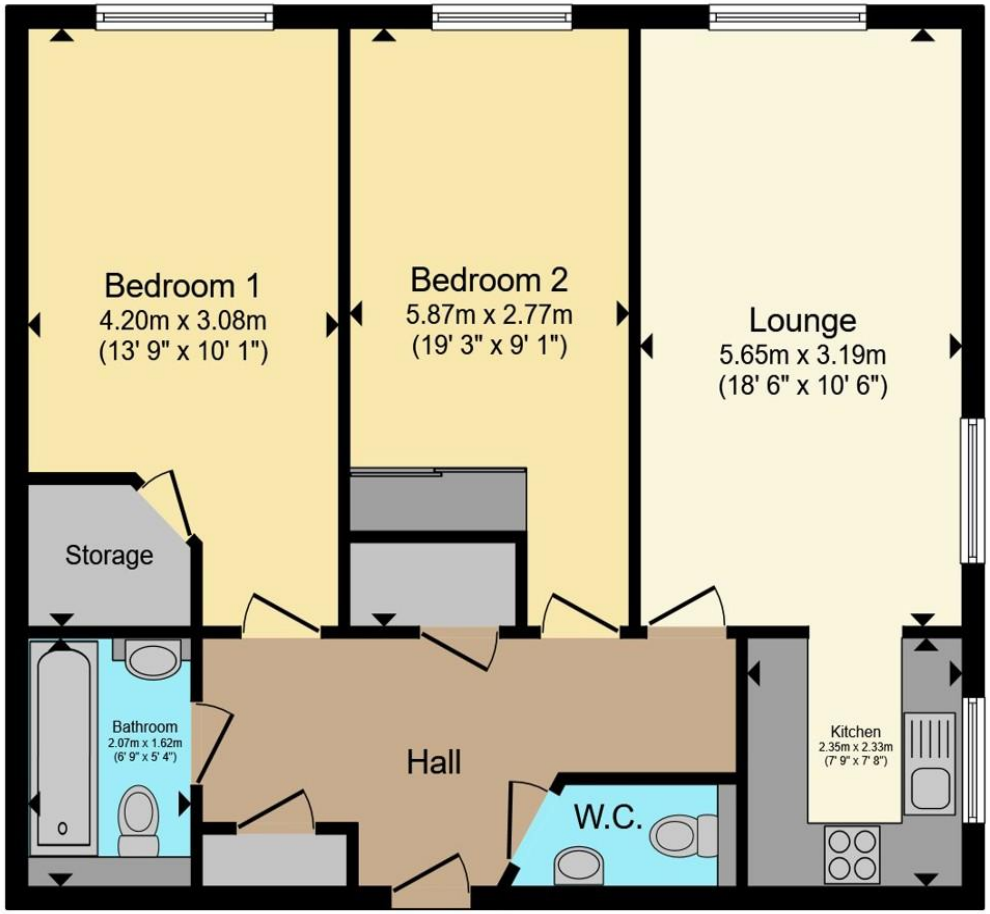












Total floor area 74.9 m² (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Leasehold**

Service Charge: **£3,754.95 per annum**

Years Left on Lease: **Approx 995**

Ground Rent: **£625 per annum**

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Viewing arrangement by appointment: **01823 617009**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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