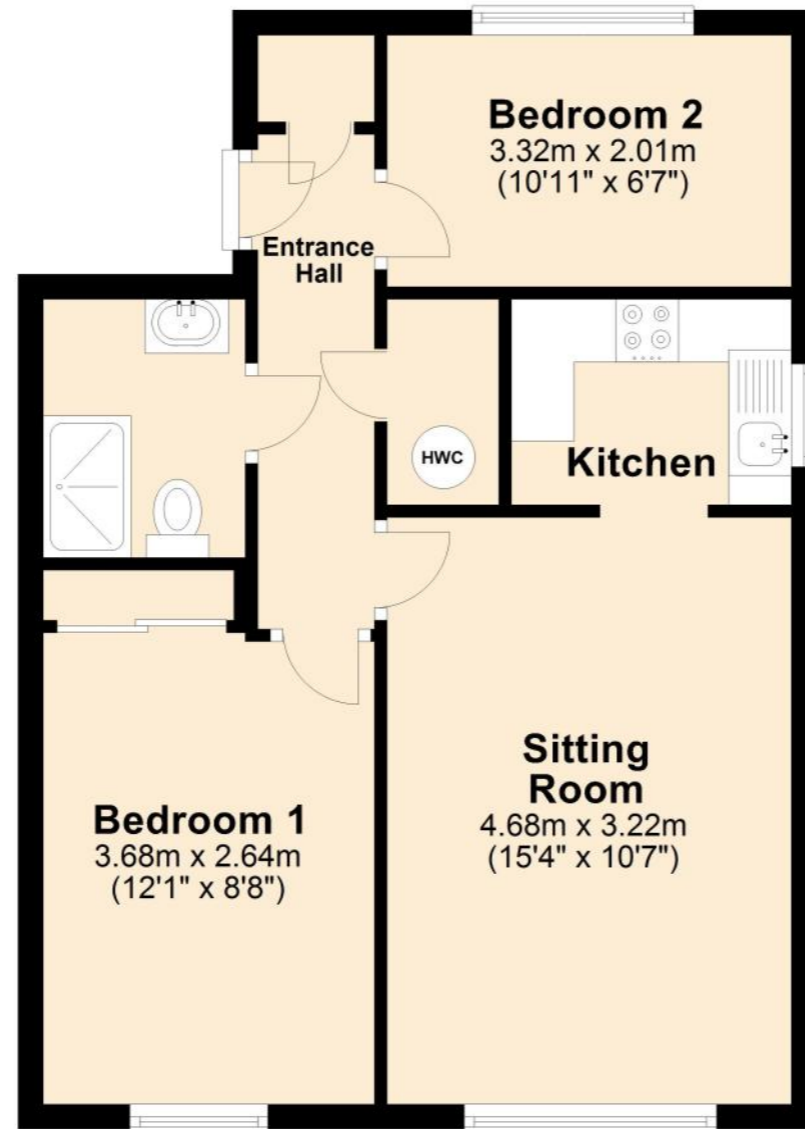




Second Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 47.2 sq. metres (508.3 sq. feet)



HAMBLETON

ESTATE AGENTS

28 HOMECANTON HOUSE WINCANTON BA9 9JH



£100♦000

- ♦ TWO BEDROOM RETIREMENT FLAT
- ♦ ENTRANCE HALL ♦ LOUNGE ♦ KITCHEN ♦ BATHROOM
- ♦ RESIDENTS LOUNGE ♦ LAUNDRY ROOM ♦ GUEST SUITE
- ♦ DAY MANAGER ♦ LIFT TO ALL FLOORS
- ♦ COMMUNAL GARDENS ♦ NO ONWARD CHAIN

HOMECANTON HOUSE is a purpose built development of retirement flats situated in a most convenient location close to many facilities including shops, chemist, optician and supermarket. The property is positioned on the top (second) floor and is served by a lift. There is a spacious lounge with an outlook over rooftops and distant countryside views, two bedrooms, fitted kitchen and shower room. There is a sociable communal lounge for the residence, attractive communal gardens and laundry room. A House Manager is available during office hours together with a 24 hour Emergency Careline Response System.

AN EARLY VIEWING IS HIGHLY RECOMMENDED



Tel: (01963) 34000 Fax: (01963) 34003
 19 High Street, Wincanton, Somerset BA9 9JT
www.hambleton.net

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Post Office, library, antique shops, cafes, eateries, the Bootmakers Workshop with crafts for both children and adults, and a leisure centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse and a pretty local park, Cale Park, which features a playground, café with 'mini-town' for children and the pretty river Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

From the communal entrance there are stairs or lift to the top (second) floor and front door to:

ENTRANCE HALL: Cloaks cupboard, wall mounted electric heater, coved ceiling and airing cupboard housing hot water tank with immersion heater and shelving for linen.

SITTING ROOM: 15'4" x 10'7" A light and airy room with a double glazed window enjoying an outlook over rooftops and distant countryside views. Night storage heater, coved ceiling, wall light points and opening to:

KITCHEN: 7'4" x 5'4" Inset single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, recess for cooker and fridge/freezer, coved ceiling and double glazed window to side aspect.

BEDROOM 1: 12'1" x 8'8" Double glazed window with views over rooftops and countryside beyond, wall light point, night storage heater and built-in wardrobe with hanging rail and shelf.

BEDROOM 2: 10'11" x 6'7" Double glazed window with an outlook over the communal garden, coved ceiling, wall light point and night storage heater.

SHOWER ROOM: Shower cubicle, vanity wash basin unit, low level WC, coved ceiling, extractor, fan heater and fully tiled walls.

OUTSIDE

Attractive communal gardens.

DIRECTIONS: The property will be found at the rear of the Co-Op Supermarket.

AGENTS NOTE: It is a condition of purchase that the residents be over the age of 60 years or in the event of a couple one must be over the age of 60 years and the other over 55 years.

Ground Rent: £446.10pa

Service Charge: Current year £4783.52

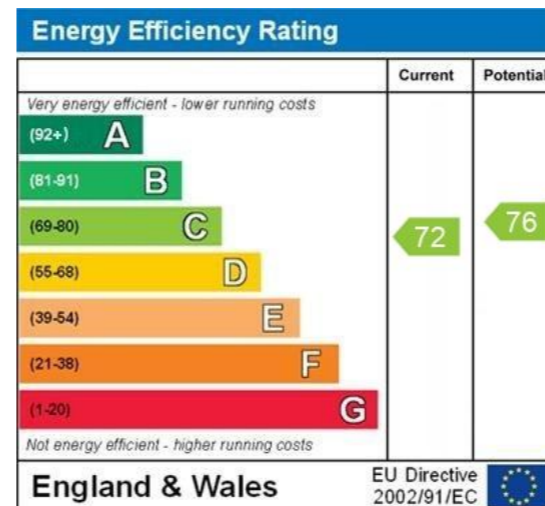
Service charge includes water rates, building insurance and upkeep of communal areas and gardens.

SERVICES: Water, electricity, drainage all subject to the usual utility regulations.

TENURE: Leasehold - 125 years commencing 1988.

COUNCIL TAX BAND: A

VIEWING: Strictly by appointment through the agents.



PROPERTY MISDESCRIPTION ACT

We have not checked the suitability, specification or working condition of any service, appliance, fittings or equipment. The Agents cannot confirm the enforceability and validity of any Guarantee even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified, nor that the property remains as shown in any photograph. All measurements are approximate and are for guidance purposes only.

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Viewing Notes:-