



Total area: approx. 37.4 sq. metres (402.6 sq. feet)



**HAMBLEDON**

ESTATE AGENTS

**19 HOMECANTON HOUSE  
CARRINGTON WAY  
WINCANTON  
BA9 9JH**



**£85,000**

- ◆ BRIGHT & AIRY FIRST FLOOR RETIREMENT FLAT
- ◆ ENTRANCE HALL ◆ LOUNGE ◆ KITCHEN ◆ SHOWER ROOM
- ◆ RESIDENTS LOUNGE ◆ LAUNDRY ROOM ◆ GUEST SUITE
- ◆ AGE RESTRICTION ◆ LIFT OFF TO ALL FLOORS

HOMECANTON HOUSE is a purpose built development of retirement flats situated close to many facilities including shops, chemist, optician and supermarket. The flat is situated on the first floor and presented in excellent order throughout with the benefit of a modern fitted kitchen and shower room. The House Manager can be contacted from various points within the flat in case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency careline response System.

**AN EARLY VIEWING IS HIGHLY RECOMMENDED**



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**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 with a wood-fired pizza 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**

The main entrance has a security entry phone system for visitors and a remote key fob for the residence that open the double doors into the reception hallway. The managers office is to the left, and further along the hallway double doors open to the communal lounge. There are stairs or lift to the first floor. Front door to:

**ENTRANCE HALL:** Coved ceiling, intercom entry phone, large storage/airing cupboard housing pre-lagged hot water tank with immersion heater and electric meter.

**LOUNGE/DINER:** 15'5" x 10'6" A bright and airy room with dual aspect double glazed windows enjoying far reaching views. Slimline storage heater, coved ceiling, telephone point, two wall light points, emergency pull cord, television aerial point and archway to:

**KITCHEN:** 7'3" x 5'5" A modern fitted kitchen comprising single drainer stainless steel sink unit with cupboard below, further range of matching wall and base units with working surface over, tray recess, recess for oven and fridge/freezer, tiled walls and coved ceiling.

**BEDROOM:** 12'1" x 8'8" Slimline storage heater, double glazed window with an outlook over the front, double wardrobe with hanging rail and shelf, emergency pull cord, coved ceiling and wall light point.

**SHOWER ROOM:** A stylish modern suite comprising shower cubicle, wash hand basin, low level WC, electric heated towel rail, fully tiled walls, double storage unit and extractor.

**OUTSIDE**

Attractive communal garden with seating areas.

**DIRECTIONS:** Homecanton House will be found at the rear of the Co-op Supermarket and main public car park.

**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:** £233.05 (half yearly in advance)

**SERVICE CHARGE:** £1,299 (half yearly in advance)

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.

**COUNCIL TAX BAND:** A

**TENURE:** Leasehold - 125 years commencing 1988.

**VIEWING:** Strictly by appointment through the agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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:-**