



HAMBLEDON
ESTATE AGENTS

**10 WOODHAYES COURT
HENSTRIDGE
BA8 0QT**



£115,000

- ◆ **SPACIOUS FIRST FLOOR FLAT**
- ◆ **LONG LEASE - 965 YEARS** ◆ **FITTED KITCHEN**
- ◆ **DELIGHTFUL SITTING/DINING ROOM WITH BAY WINDOW**
- ◆ **TWO ALLOCATED PARKING SPACES** ◆ **ONE DOUBLE BEDROOM**
- ◆ **IDEAL INVESTMENT OR FIRST TIME BUY**

10 Woodhayes Court, Henstridge, Somerset, BA8 0QT.

An exceptionally well presented first floor flat situated close to the village centre. The property forms part of a small development of converted and purpose built flats set in well kept communal grounds with two parking spaces allocated to the flat.

The property is entered through a secure communal entrance to the side of the building with an intercom entry phone system. From the communal hallway stairs rise to the first floor with the front door giving access to the flat. The sitting/dining room is a particular feature with a large sash style bay window enjoying an outlook over the grounds. A door opens to a well fitted kitchen with dual aspect double glazed windows. A spacious double bedroom and bathroom complete the accommodation. There is the benefit of an exceptionally long lease (965 years) with a share of the freehold and boarded loft space with lighting. There is currently a tenant in situ who would be happy to stay providing an excellent buy-to-let opportunity.

LOCATION: Henstridge lies a short motoring distance to the east of the historic Abbey town of Sherborne. The village has a church, a post office/store, two public houses and a primary school to its centre and local services found nearby at Stalbridge where there is the renowned Dike's supermarket and a range of local shops. Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area while the region is well known for both its public and privately funded schooling. Communication links are good with a main line station at Templecombe linking with London Waterloo while road links are along the A303 joined at Wincanton which offers further amenities including doctors surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much improved A303 which links with the M3 is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distance.

ACCOMMODATION

ENTRANCE HALL: Coved ceiling, radiator, consumer unit and airing cupboard housing hot water tank with shelf for linen.

SITTING/DINING ROOM: 17'4" x 11'10" (max) A delightful room with a large bay window, coved ceiling, two radiators, sash style double glazed windows and door to:

KITCHEN: 8' x 7'9" Inset single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, built-

in electric oven with inset electric hob above, integrated fridge and washing machine, dual aspect sash style double glazed windows, coved ceiling and part tiled walls.

BEDROOM 1: 10'5" x 9'3" Radiator, coved ceiling and sash style double glazed window.

BATHROOM: Panelled bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, tiled to splash prone areas, radiator and electric light with shaver point.

OUTSIDE

The property is approached through a walled entrance driveway which leads to the back of the building where the allocated parking for two cars can be found. The remainder of the well kept grounds are laid to lawn interspersed with trees and shrubs.

SERVICES: Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

TENURE: Leasehold (999 years from 1 October 1990)

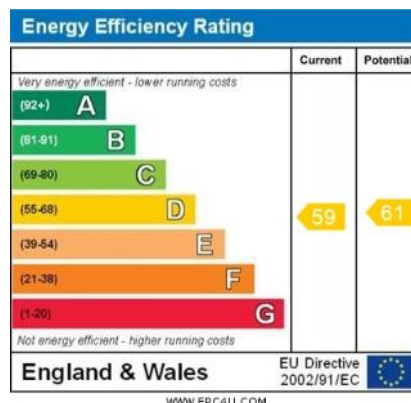
GROUND RENT: No Ground Rent

MAINTENANCE: The Current maintenance is £200 per quarter. It has been agreed that this will rise to £300 per quarter by October 2025.

SERVICES: Mains water, electricity, drainage, electric central heating and telephone all subject to the usual utility regulations.

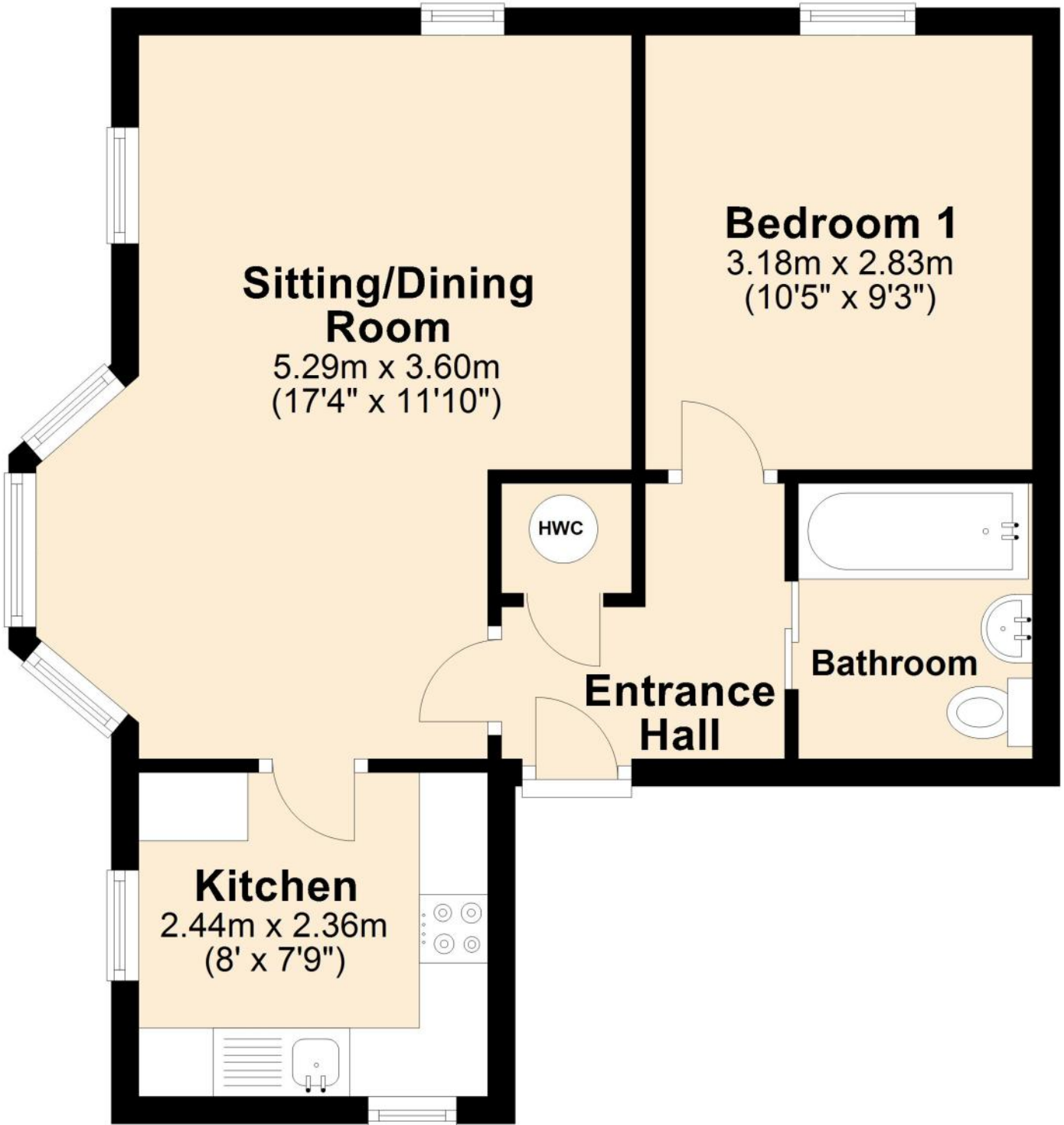
COUNCIL TAX BAND: A

VIEWING: Strictly by appointment through the agents.



Ground Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 42.3 sq. metres (455.1 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambledon do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

