



**HAMBLETON**

ESTATE AGENTS

**FLAT 16 HOMECANTON HOUSE  
WINCANTON  
BA9 9JH**



**£100,000**

- ◆ **EXCEPTIONAL TWO BEDROOM RETIREMENT APARTMENT**
- ◆ **LIGHT & AIRY WITH AN ADDITIONAL WINDOW IN THE LOUNGE**
  - ◆ **PRESENTED IN EXCELLENT ORDER THROUGHOUT**
  - ◆ **ELECTRIC HEATING** ◆ **KITCHEN WITH WINDOW**
  - ◆ **DOUBLE GLAZED WINDOW** ◆ **NO FORWARD CHAIN**

# Flat 16 Homecanton House, Wincanton, Somerset BA9 9JH.

HOME CANTON HOUSE is a well-regarded, purpose build development of retirement apartments, ideally located in the heart of Wincanton. Just a short walk from a range of local amenities including shops, supermarket, and an optician, this convenient location makes daily living both easy and enjoyable.

Situated on the first floor and accessible via both lift and stairs, this particular apartment stands out within the development thanks to its notable benefit of being one of the few apartments having two bedrooms, offering enhanced living space rarely found in similar units.

Presented in excellent order, the property is ready for immediate occupation, having been maintained to a very good standard. The spacious lounge features an attractive bay window, allowing an abundance of natural light to fill the space and creating a warm, welcoming atmosphere. The kitchen also enjoys the advantage a window providing natural light into the room

The bedrooms and hallway are equally impressive, benefiting from a built-in wardrobes cupboards, providing storage without compromising on space.

Residents of Homecanton House enjoy a range of thoughtfully designed communal facilities, including a sociable residents' lounge, attractive maintained gardens, and a fully equipped laundry room. Additional peace of mind is provided by an on-site House Manager during office hours, complemented by a 24-hour Emergency Careline Response system.

**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, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and sports 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, Cale Park with children's play area, skatepark, café, and 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 owner that opens 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.

**ENTRANCE HALL:** Night storage heater, coved ceiling, cloaks cupboard, storage cupboard and airing cupboard housing hot water tank with immersion heater, shelves for linen.

**LOUNGE/DINING ROOM:** 14'1" x 11'1" This is a particular feature enjoying a duel aspect with a feature window to the side aspect with a deep display window sill. Electric radiator, entry phone, coved ceiling, wall light points and opening to:

**KITCHEN:** 7'3" x 6'9" The kitchen is longer compared to many other flats and enjoys the benefit of a window providing natural light into the room. Single drainer stainless steel sink unit with

cupboard below, further range of matching shaker style wall, drawer and base units with a work surface over, space for tall fridge/freezer, electric cooker point, tray recess, inset ceramic hob and fully tiled walls.

**BEDROOM 1:** 12'1" x 8'11" A spacious double bedroom with storage heater, coved ceiling, double glazed window to front aspect, wall light points, and built-in double wardrobe with hanging rail and shelf.

**BEDROOM 2:** 12'1" x 8'1" A double bedroom with electric panel heater, coved ceiling, double glazed window to front aspect, wall light point, and fitted single wardrobe.

**BATHROOM:** Bath with seat and grab handle, vanity wash hand basin unit, low level WC, heated towel rail, fully tiled walls, fan heater 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 60years or in the event of a couple one must be over the age of 60 years and the other over 55 years.

Ground Rent: £836.43 per annum.

Service Charge: £4,783.52 per annum.

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

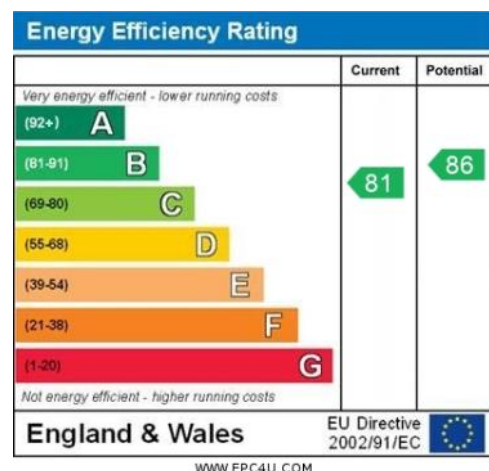
**SERVICES:** Water, electricity, drainage all subject to the usual utility regulations.

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

**COUNCIL TAX BAND:** A

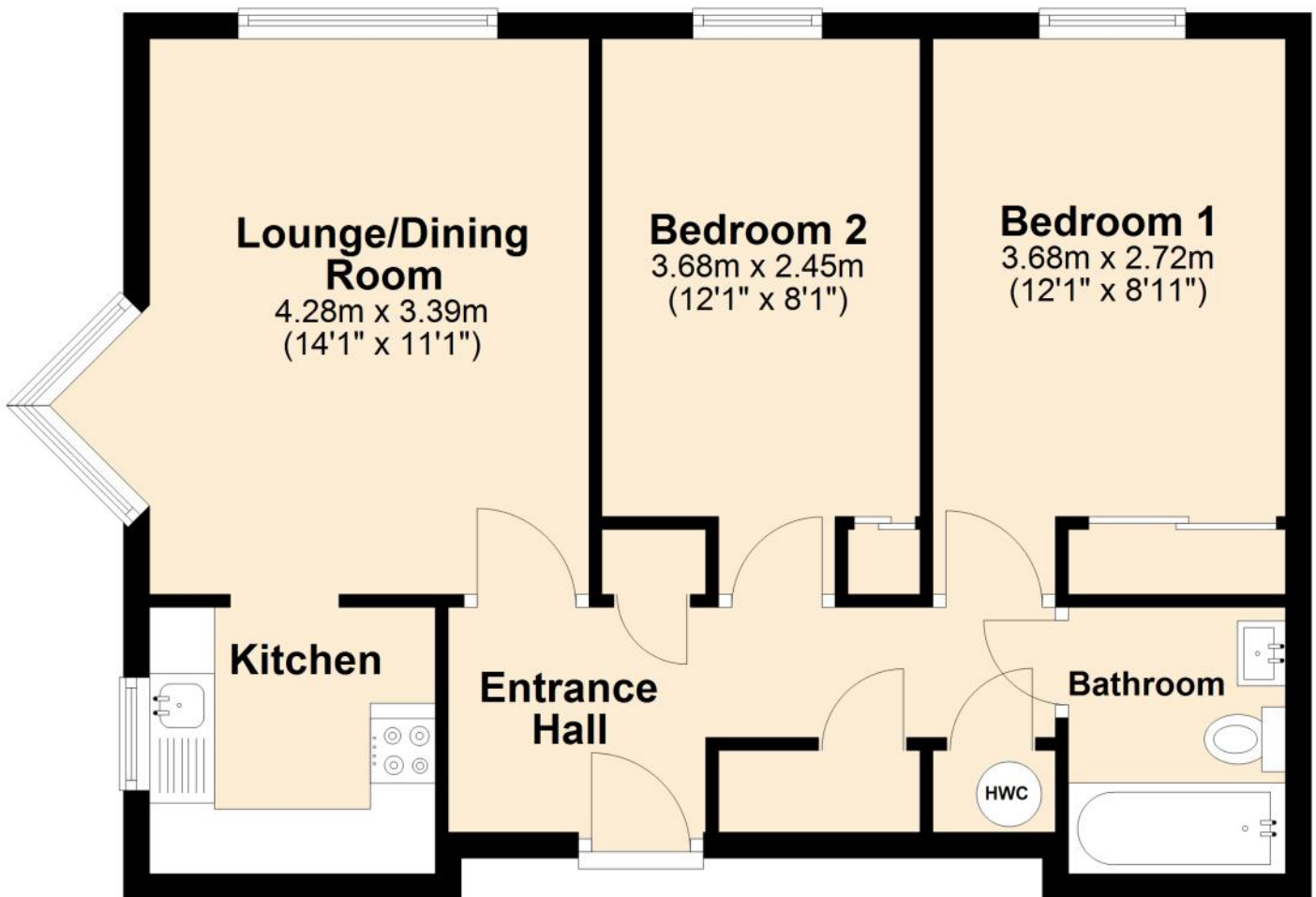
**VIEWING:** Strictly by appointment through the agents.

**IMPORTANT NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



## First Floor

Approx. 55.4 sq. metres (596.6 sq. feet)



Total area: approx. 55.4 sq. metres (596.6 sq. feet)



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