



Offers In The Region Of £110,000

2 Bedroom Flat for sale

Flat 39 Homecanton House, Carrington Way, Wincanton



EweMove
SALES AND LETTINGS



Overview

Extra-wide rooms, direct garden access, and Wincanton High Street on your doorstep; Retirement living at its finest.



Key Features

- Premier ground-floor position retirement apartment
- Communal gardens on your doorstep
- Local amenities just moments away
- stylish walk-in shower
- House Manager on-site
- Residents' Lounge and fully equipped on-site laundry



If you're looking for a retirement retreat that offers both peace and practicality, this is the one. Occupying a premier ground-floor position, this home doesn't just offer an apartment; it offers a lifestyle where the park-like communal gardens feel like your own private terrace.

One of the best things about living at Homecanton House is how close you are to the heart of the action.

A Short Stroll: You're just a hop, skip, and a jump away from Wincanton High Street.

Everything on Your Doorstep: Whether it's popping out for a flat white at a local cafe, browsing the independent shops, or visiting the library and health centre, everything is within easy reach.

Leave the Car at Home: With such a central position, you can enjoy the independence of having local amenities just moments away without the stress of a long trek.

Space to Breathe

This isn't your "run-of-the-mill" retirement flat. It's significantly larger and brighter than others in the building:

The Lounge: Wider than standard with stunning dual aspect windows. The best bit? The glazed door opens directly onto the manicured lawns. It's the perfect spot for a morning cuppa in the sun.

The Kitchen: Roomy and practical, with extra width that makes a world of difference when you're whipping up lunch.

Two Bright Bedrooms: Both overlook the greenery, with plenty of built-in storage to keep things tidy.

The Wet Room: Designed for total accessibility; no high steps, just a safe and stylish walk-in shower.

Peace of Mind

Need a chat? Head to the Residents' Lounge for a coffee morning. Got a

mountain of washing? Use the fully equipped on-site laundry. With a House Manager on-site, a 24-hour Careline for emergencies, life should be stress-free.

The Essential Bits:

Convenience: Step-free access and close to the residents' hub.

Requirements: 60+ (or 55+ for a partner).

The Bonus: No gardening to do, but all the garden to enjoy!

The Financials Made Simple:

Tenure: Leasehold (125 years from 1988).

Ground Rent: £836.43 per annum (paid in two installments).

Service Charge: £398.63 per month (£4,783.52 PA).

What does this cover? Almost everything! Your water rates, buildings insurance, window cleaning, 24-hour emergency Careline, the House Manager, and the upkeep of those stunning gardens you see from your window.

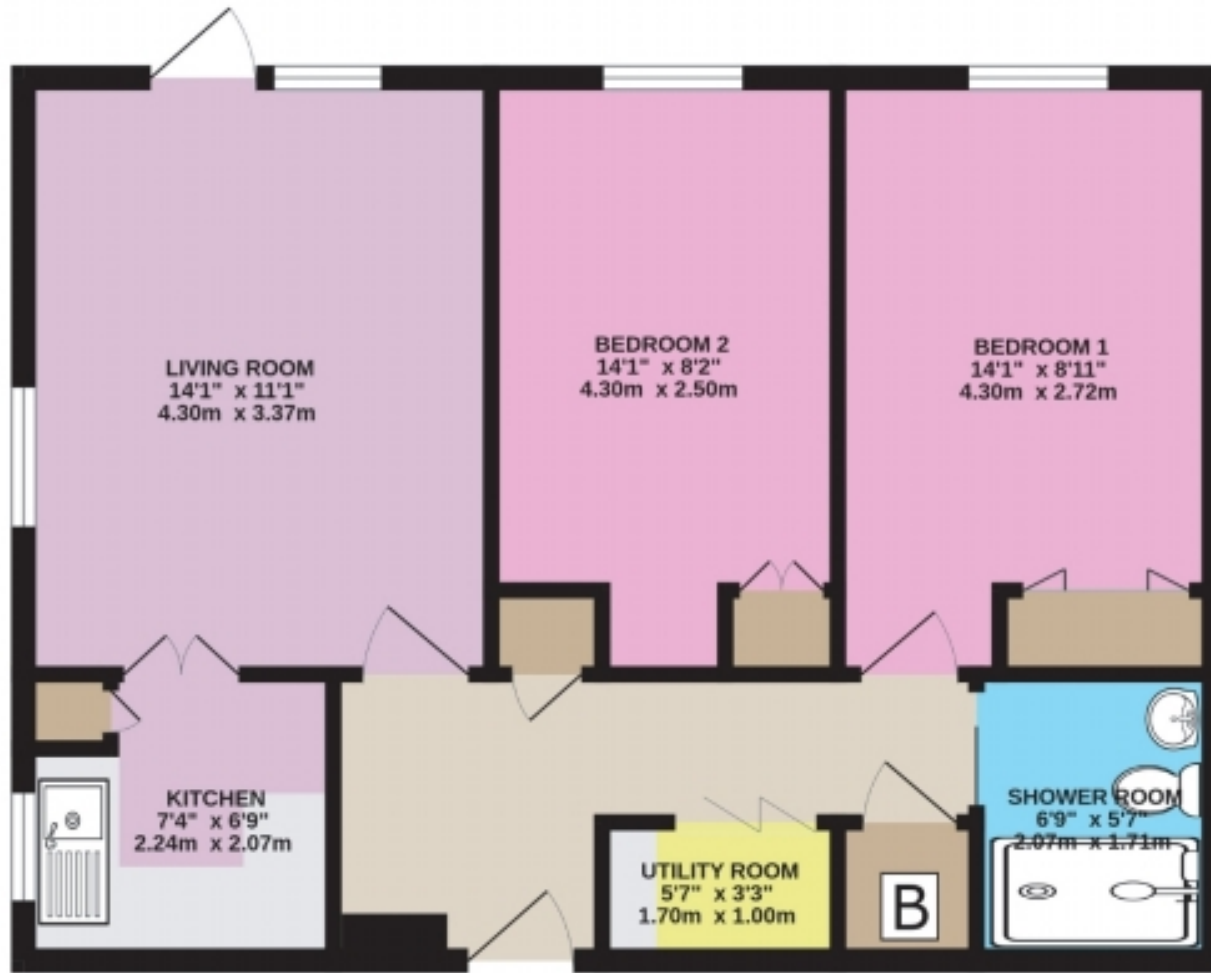
Ewe really need to see this garden access for yourself! Ground-floor spots this close to the High Street don't stay available for long.

Floorplans



Homecanton House, Carrington Way, Wincanton, BA9

APPROX. GROSS INTERNAL FLOOR AREA 589 SQ FT 54.7 SQ METRES



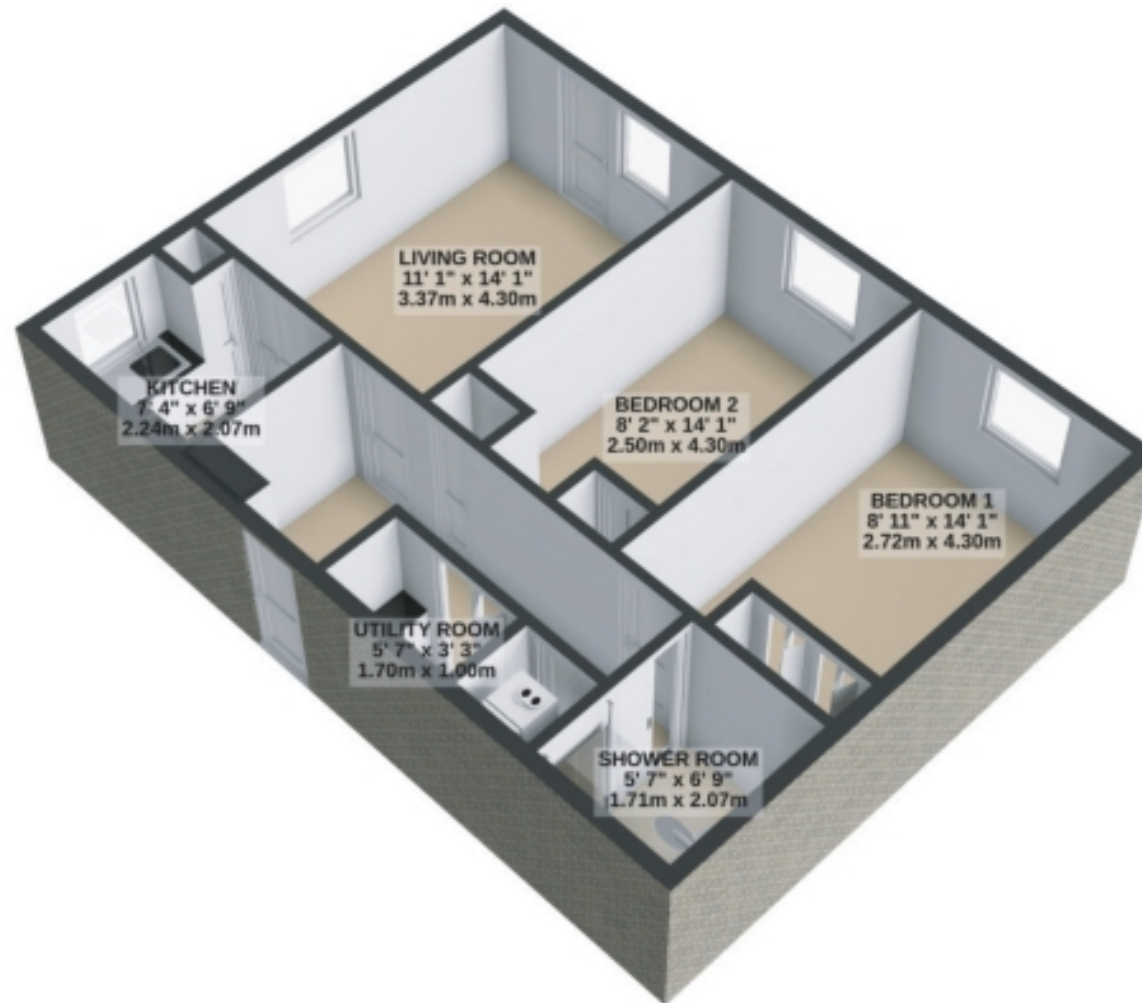
GROUND FLOOR

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GROUND FLOOR

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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