



Offers In The Region Of £110,000

2 Bedroom Flat for sale

Flat 39 Homecanton House, Carrington Way, Wincanton





## 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.

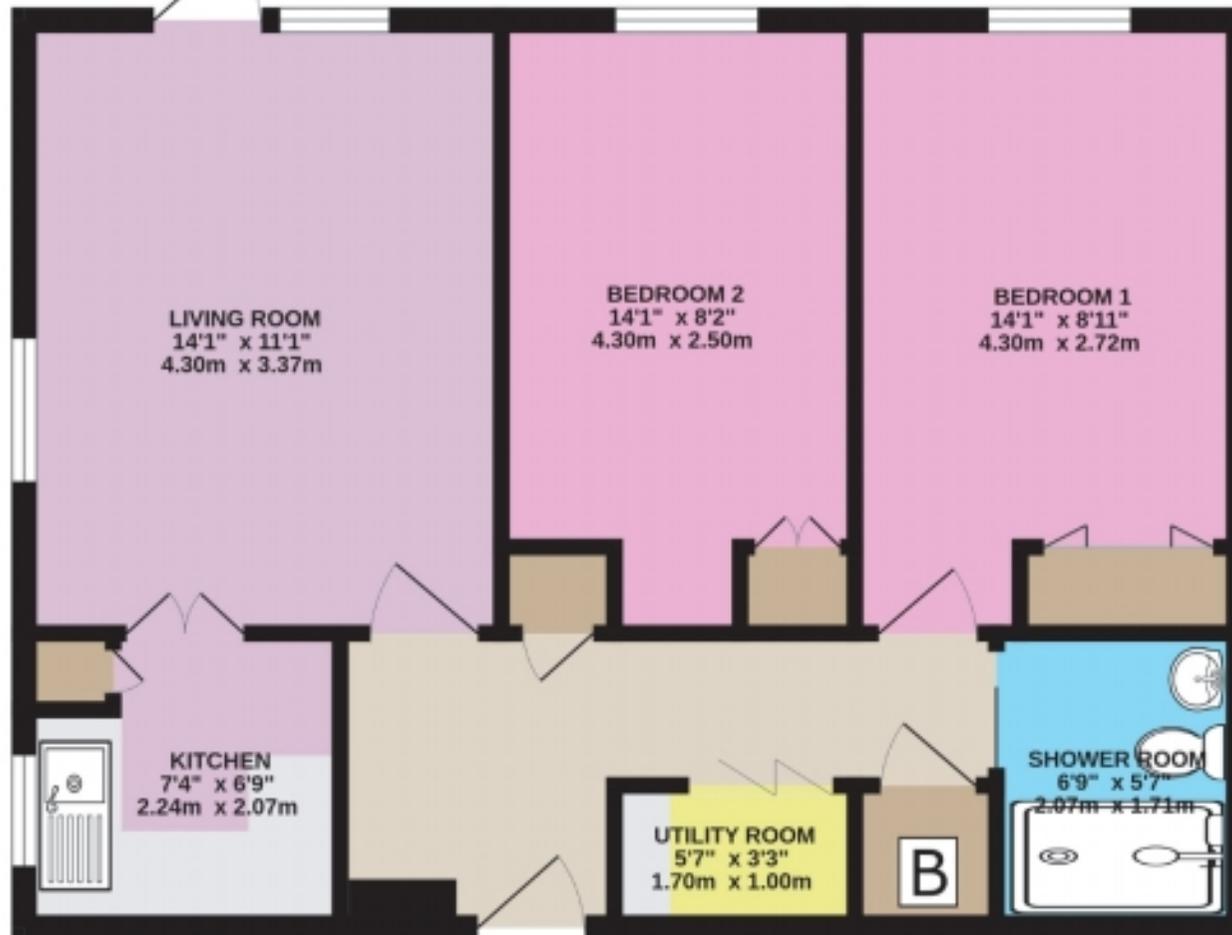
Ewe really need to see this garden access for yourself! Ground-floor spots this close to the High Street don't stay available for long.

# Floorplans



## Homecanton House, Carrington Way, Wincanton, BA9

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



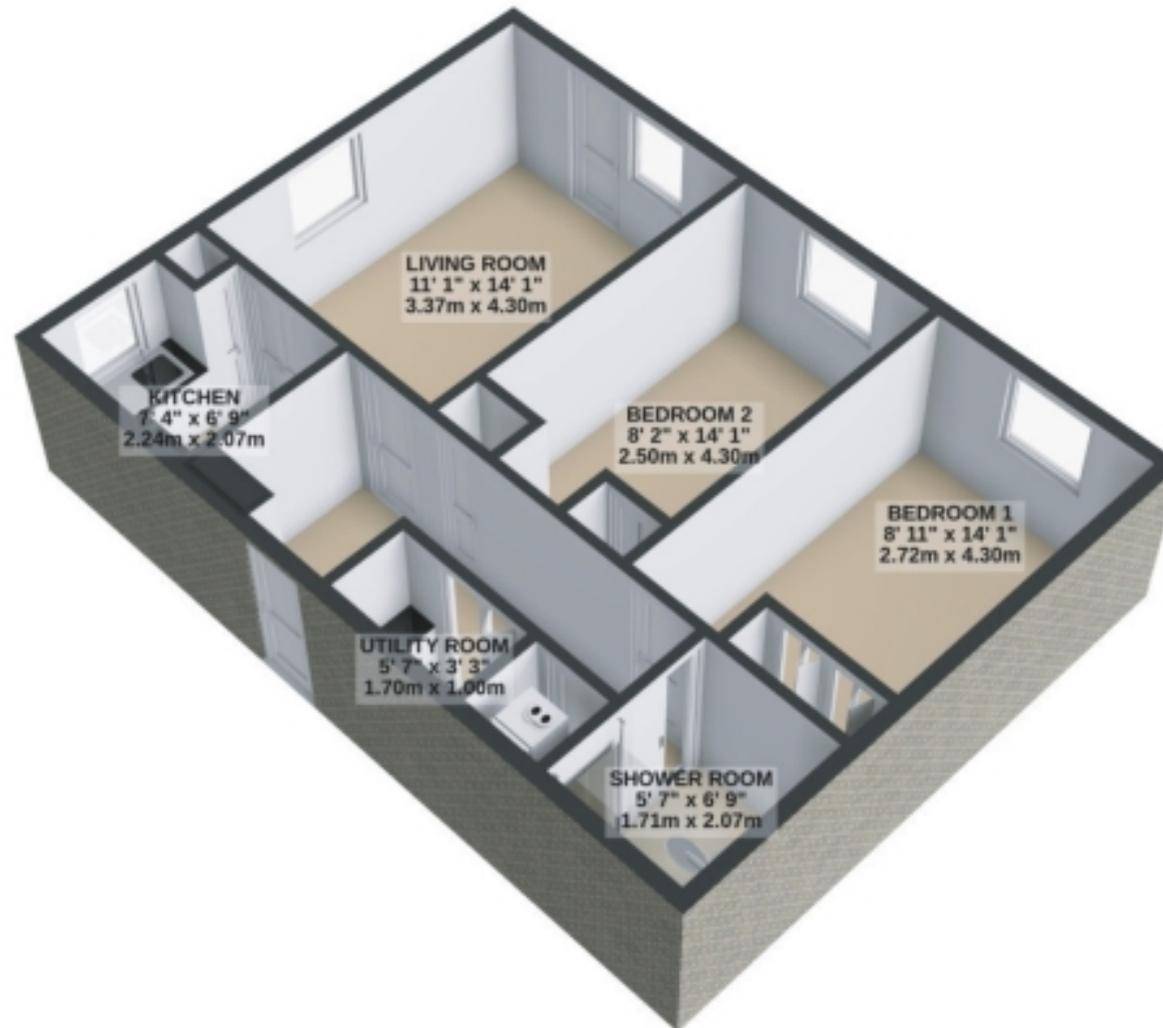
GROUND FLOOR

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



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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