



Guide Price £95,000

2 Bedroom Flat for sale

Flat 34 Homecantan House, Carrington Way, Wincanton





Overview

An exceptionally bright and spacious first-floor retirement apartment occupying a prime corner position within the popular Homecanton House. Distinct from standard flats in the development, Flat 34 boasts extra square footage and a feature bay window in the lounge that floods the room with natural light while offering lovely, elevated views over Wincanton. Offering a perfect blend of independence, peace, and community, residents enjoy manicured communal gardens, an on-site House Manager, 24-hour Careline support, a lively Residents' Lounge, and laundry facilities, all just a short, level stroll from Wincanton High Street and its local amenities.



Key Features

- First-floor corner position
- Spacious Two-Bedroom Layout
- Elevated views over Wincanton
- On-site Residents' Lounge, weekly events, exercise classes, and bingo
- Daily On-Site House Manager
- Stunning Communal Gardens
- Short Walk to the High Street
- Superb On-Site Facilities





If you are looking for a retirement retreat that combines peaceful, elevated living with genuine practicality, Flat 34 Homecanton House delivers on every front.

Occupying an enviable first-floor corner position, this isn't your standard run-of-the-mill flat. Thanks to its smart layout and corner placement, it offers significantly more space and light than many other apartments in the building.

Elevated Views & Extra Space

The Lounge: The absolute star of the show. Featuring a distinctive bay window, this room is wider and brighter than most, flooding the space with natural light while providing a lovely elevated vantage point to sit back and watch the world go by.

Peaceful Corner Location: Tucked away on the corner, you get the double benefit of extra square footage, added privacy, and pleasant dual-aspect views over the surrounding area.

Practical & Comforting: Thoughtfully designed for ease of movement, offering a comfortable sanctuary that feels airy, quiet, and spacious throughout.

Convenience Right Outside Your Door

Living at Homecanton House means enjoying total independence with everything Wincanton has to offer just a short stroll away:

A Short Stroll: You are moments from the High Street, ideal for popping out for a flat white at a local café, browsing independent shops, or visiting the library and health centre.

Leave the Car Behind: Everything you need for day-to-day life is right on your doorstep, making errands effortless.

Community & Peace of Mind

Retire in comfort knowing support, convenience, and company are always close by whenever you want them:

The Communal Lounge: The social hub of the building. Drop in for a friendly



chat, a morning coffee, or join in on one of the many weekly events.

Always Something to Do: The active social calendar includes weekly exercise classes, bingo, and a popular gardening club.

On-Site Facilities: Take advantage of the convenient, fully equipped on-site laundry facilities so you don't have to clutter your flat with washing appliances.

Reassurance: Enjoy complete peace of mind thanks to an on-site House Manager and a 24-hour Careline emergency response system.

The Essential Details

Age Requirement: 60+ (or 55+ if living with a partner who is 60+).

Gardens: Enjoy stunning, manicured communal gardens without lifting a rake!

Tenure: Leasehold (125 years from 1988).

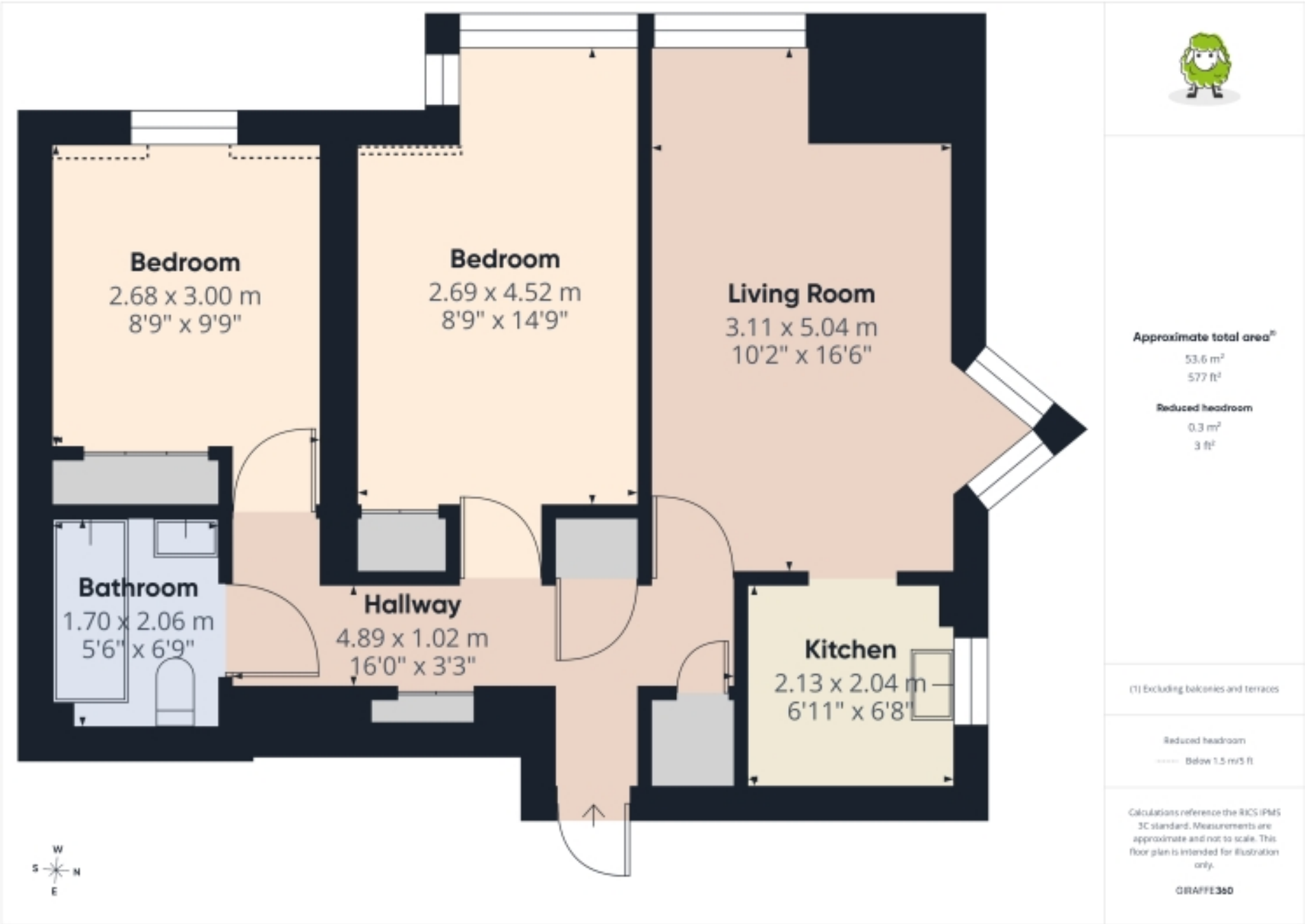
Ground Rent: £836.43 per annum (paid in two instalments).

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

What's included? Water rates, buildings insurance, window cleaning, 24-hour emergency Careline, House Manager service, and full upkeep of the communal grounds and building.

Ewe really need to see these views for yourself! First-floor corner flats with feature bay windows and extra space don't come up often in Homecanton House. Book your viewing today!

Floorplans



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



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