



Holmcroft Court, Charlton Road, Shepton Mallett, BA4 5FA

Offers In Region Of £125,000

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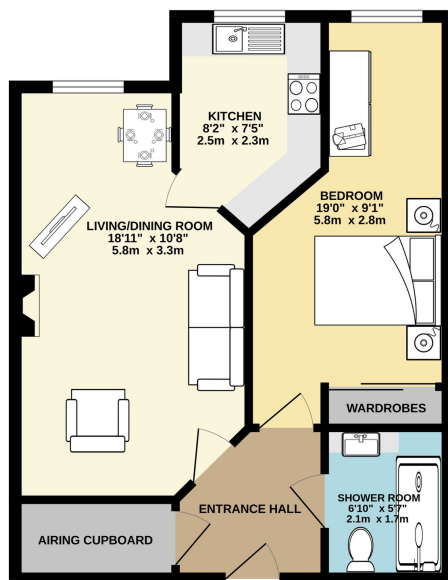
Retire in style within this highly regarded McCarthy & Stone complex of just 40 apartments created for the discerning over 60 year old clientele. Settled within beautiful, mature, communal grounds and located a short walk into the Town centre. This upper floor apartment accessed via lift provides a home with light and great views. The layout is wonderful making the transition from a house of bungalow easy with a good space and ample storage.

We like the modern fittings meaning everything is up to date and easy to use, like the under floor heating and modern shower room. The living room with a focal fireplace and space for a dining table is excellent too. The bedroom is also a good size with fitted double wardrobes. The kitchen has everything at the right height making cooking simple.

There are communal areas so you can socialise and a guest suite for visiting family and friends. A well thought out retirement property.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506sq.ft. (47.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 32025

Entrance Hall

0m x 0m (0'0" x 0'0")

Wooden door into, and internal doors leading to the living room, bedroom and bathroom. There is a loft hatch, smoke alarm and under floor heating with a wall mounted thermostat control. To the side is a large cupboard housing the hot water cylinder, consumer unit, light and ample space for coats, shoes etc.

Living/Dining Room

5.77m x 3.25m max(18'11" x 10'7")

Wooden glazed door leads into with a double glazed window to the front aspect, wooden glazed door leads to the kitchen, television aerial, telephone socket and under floor heating with a wall mounted thermostat control.

Kitchen

2.5m x 2.27m (8'2" x 7'5")

Double glazed window to the front aspect, there is a range of wall and base units with tiled splash backs, laminate work surfaces and an inset stainless steel sink/drain unit with a mixer tap over. There is a range of integral appliances such as an electric oven, four ring ceramic hob with an extractor hood over and a fridge freezer. The room has a tiled floor with under floor heating and a wall mounted thermostat control.





Bedroom

5.18m max x 2.77m max (16'11" x 9'1")

Double glazed window to the front aspect, fitted double wardrobes, television aerial and under floor heating with a wall mounted thermostat control.

Shower Room

2.09m x 1.69m (6'10" x 5'6")

Extractor fan, tiled walls, wall mounted shaving light with a socket, chrome towel rail, tiled floor with underfloor heating and a wall mounted thermostat control. There is a modern three piece suite comprising of a walk in shower cubicle with a mixer shower over, vanity unit with a wash hand basin and a low level WC.

Communal Area



Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit.
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EPC = B, Council Tax Band – B (£2,059.15 PA estimate) – Mendip County Council Services - Mains electricity, Mains water, Mains drainage. Leasehold property with 125 year lease from 2012.

Ground rent £425 per annum (rent review January 2027)

Service Charge £2,765.61 per annum.

Quote Ref NF0664





Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	





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