

42 Holmcroft Court,

Shepton Mallet, BA4 5FA

COOPER
AND
TANNER



£190,000 Leasehold

A rare opportunity to purchase a second floor two bedroom apartment with a south facing balcony overlooking mature communal grounds. Set in this sought after modern McCarthy & Stone complex which is conveniently located close to the local amenities, including the town centre. Viewing recommended as offered with no onward chain.

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DESCRIPTION

Holmcroft Court is a modern retirement complex built by McCarthy & Stone in 2012 which offers secure living for the over 60's. The Resident's Laundry room as well as a light and airy craft / hobbies room is on the first floor make an ideal meeting place.

This modern two bedroom second floor apartment is accessed by entering through the main entrance door which is controlled by security entry phone into the entrance foyer which opens to the spacious Resident's Lounge / Day room and the House Manager's office. Walk through into the hallway and turn left to the lift. Further along the corridor are stairs to the first and second floor. On the first floor turn right where the door to the apartment is along the corridor on the right hand side.

You enter the apartment into the entrance hall which has a security entrance phone, a large walk-in airing cupboard with hot water tank, a further storage cupboard and doors to principal rooms. The light and airy sitting / dining is south facing and enjoys a view over the communal gardens. There is a fitted fireplace with surround, mantel, hearth and an inset electric fire. A part glazed door leads into a well fitted kitchen and a double glazed door leads out onto the south facing balcony. The kitchen comprises a matching range of base, drawer and wall units incorporating a single drainer sink unit and work surfaces with ceramic hob, canopy, single oven and integrated fridge / freezer. The bathroom is fully tiled with low level wc, wash hand basin set on vanity unit, panel enclosed bath and walk in shower cubicle. There are two light and airy double bedrooms with views over the communal gardens. The master bedroom has built in mirror fronted wardrobes

There is also a bookable visitor's suite.

OUTSIDE

Located on the second floor this light and airy apartment is south facing and has its own balcony overlooking the communal gardens. There is space for bistro sized table, chairs and plant pots. There are south facing landscaped communal gardens with seating areas for the enjoyment of the Residents and their guests. Resident's parking is available with permits and payment arranged and separately to McCarthy & Stone. Visitors parking is available free of charge.

ADDITIONAL INFORMATION

Electric underfloor heating throughout. Mains water; electricity and drainage are connected. The complex has in total 42 one and two bedroom apartments with light and spacious communal areas. The facilities include a Residents lounge with easy chairs and dining tables, laundry room with all facilities, hobby room with books & DVD's and a Guest Suite (available for visitors at a nominal charge). There is also a lift to all floors and a House Manager is on site during the week. Ground rent - £495.00 pa review due in January 2027; Lease – 125 years from January 2012; Services charges - £2,765.61 pa (up to financial year ending 31/3/2026).

LOCATION

The historic market town of Shepton Mallet offers a range of local amenities and shopping facilities and is within commuting distance of Bristol, Bath, Wells, Frome and Castle Cary with its mainline station to Paddington London.

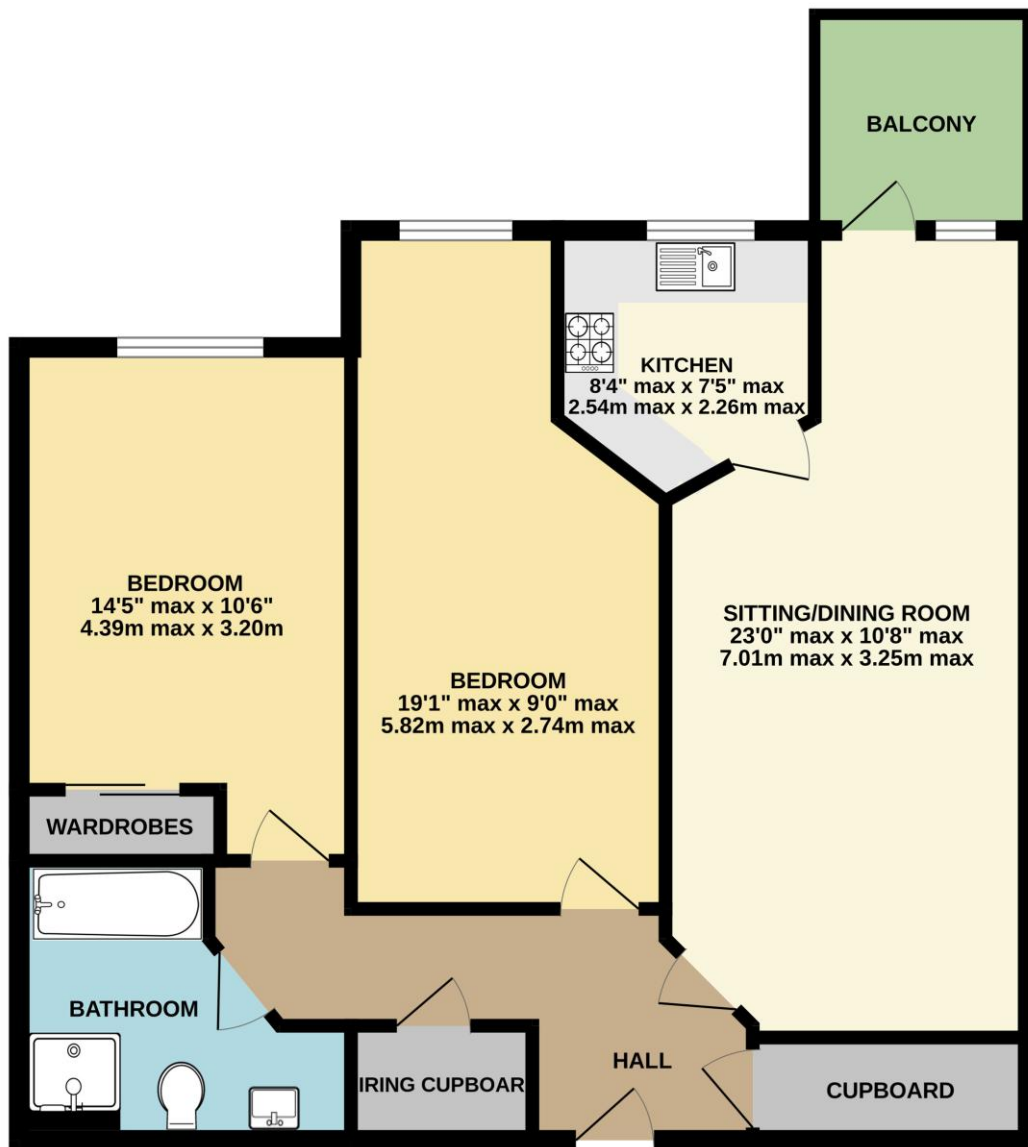
DIRECTIONS

From the Cooper and Tanner office, proceed along Paul Street, and on into Charlton Road. Continue past Whitstone School and the next main driveway leads into Holmcroft Court.





GROUND FLOOR



42 HOLMCROFT COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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