

27 Holmcroft Court, Shepton Mallet, BA4 5FA

COOPER
AND
TANNER



£149,950 Leasehold

A light and airy first floor south facing apartment with own balcony set in mature communal grounds in this sought after modern McCarthy & Stone complex. Conveniently located close to the local amenities, Collett Park and the town centre. Viewing recommended as offered with no onward chain.

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 1  1  1 EPC B

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DESCRIPTION

Holmcroft Court is a retirement complex built by McCarthy & Stone in 2012 and offers secure living for the over 60's.

On entering the building, you walk by the spacious Resident's Lounge / Day room and the House Manager's office. There is also Resident's Laundry room, a light and airy craft / hobbies room (an ideal meeting place) as well as a bookable guest bedroom.

This light and airy south facing double bedroom apartment is located on the first floor and can be accessed either by using the lift or the staircase to the right of the main entrance.

The apartment is entered into spacious entrance hall where there is a security entry phone system, doors leading to the principal rooms and a large walk in airing / storage cupboard housing the hot water tank. The south facing sitting / dining is located to the front with an ornamental fireplace comprising surround, mantel, hearth and an electric fire. A door leads out to the balcony. A further part glazed door leads into a well fitted kitchen comprising base, drawer and wall units incorporating a single drainer sink unit and work surfaces with ceramic hob, canopy, single oven and integrated fridge / freezer.

At the opposite end of the entrance hall is the good sized master double bedroom with mirror fronted wardrobes. The adjoining wet room is fully tiled with low level wc, wash hand basin set on vanity unit and shower and screen.

There is electric under floor heating throughout the apartment.



OUTSIDE

The apartments are set in south facing landscaped grounds with seating areas for the enjoyment of the Residents and their guests. Resident's parking is available which would need to be arranged and payment made separately to McCarthy & Stone.

Visitors parking is available free of charge.

ADDITIONAL INFORMATION

Electric underfloor heating. 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 Residents' facilities include a large lounge with dining tables and kitchen open at all times, 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 - £425.00 pa with viewing in January 2027; Lease - 125 years from January 2012; Services charges - £2,765.61 pa (up to financial year ending 31/3/2026). Council Tax Band B.

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.

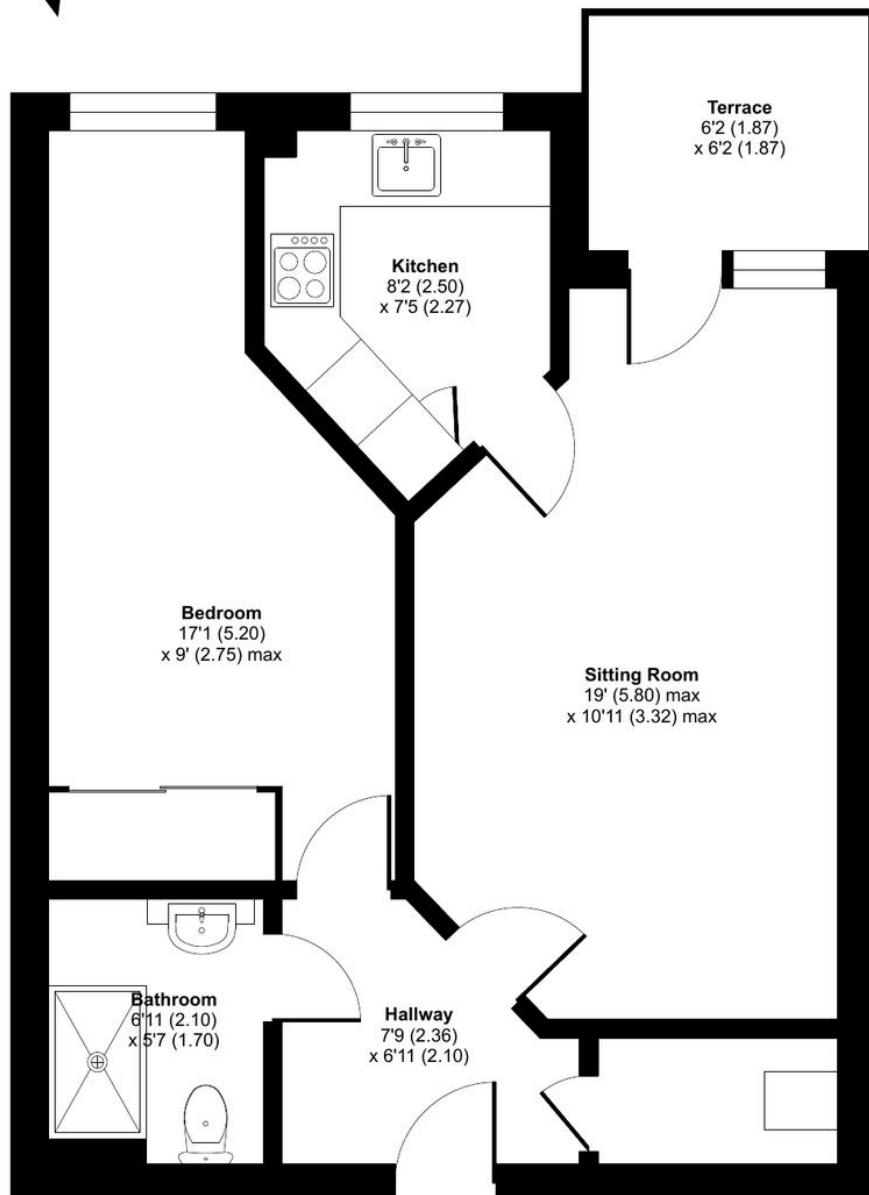




Charlton Road, Shepton Mallet, BA4

Approximate Area = 518 sq ft / 48.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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