KingsLand
Property & Land Agents



Homecanton House, Wincanton, Somerset, BA9

Guide Price: £72,500

Leasehold

Homecanton House
Wincanton, Somerset, BA9

1 | 1 | 1 | 550 sq ft

First Floor One-Bedroom Retirement Apartment

Over 60's Only (Conditions Apply)

Spacious and Bright Sitting Room

Modernised Throughout

Residents' Lounge, Gardens and Laundry Room

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ABOUT THE PROPERTY
An excellent opportunity to acquire this well presented one-bedroom retirement apartment, situated on the first floor of the highly regarded Homecanton House. The development offers a safe, welcoming and supportive environment, with beautifully maintained communal facilities and the convenience of Wincanton's High Street just a short walk away.











ACCOMMODATION

The apartment is accessed via a secure communal entrance, with both a lift and staircase serving all floors. Internally, the property is presented in excellent decorative order and offers comfortable, well-balanced accommodation throughout. The entrance hall provides space for coats and gives access to a useful airing cupboard. The spacious sitting room is filled with natural light from an attractive angled bay window and a further front-facing window. An electric fireplace with wooden surround forms an attractive focal point, while the dining area is positioned to the rear of the room, conveniently adjoining the kitchen via an open archway. The kitchen is fitted with a range of cream shaker-style wall and base units, complemented by a tiled splashback and a stainless-steel sink with drainer. There is a freestanding fridge/freezer and electric cooker with 4-ring hob, oven and grill beneath an extractor.

The generous double bedroom enjoys a pleasant front aspect and benefits from a large built-in wardrobe providing excellent storage. The bathroom features a low-level bath with moulded seat, WC, vanity unit with inset basin and a heated towel rail.

COMMUNAL FACILITIES

Residents of Homecanton House enjoy access to a range of excellent communal facilities, including a residents' lounge with direct access to the beautifully maintained gardens, a communal laundry room and a guest suite for visiting family and friends. The development also benefits from a welcoming community with an active social calendar, including weekly exercise classes, bingo and a variety of clubs. A house manager is available during office hours, while a 24-hour emergency call system offers additional reassurance and assistance should it be required.

LOCATION

Located just off Wincanton's High Street, Homecanton House enjoys an enviable position within easy reach of shops, cafes, healthcare facilities and other everyday amenities, making it an ideal choice for those seeking comfortable, independent retirement living within a friendly community.

Wincanton is a small Somerset town lying just north of the A303 and offers a range of day-to-day facilities including doctors' surgery, post office, library, schools, independent shops and two supermarkets. It is approximately six miles from the main-line railway stations at Gillingham and Templecombe with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much-improved A303, which links with the M3, is literally minutes away and provides east-west road travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the Abbey town of Sherborne, the Cathedral City of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles away.

AGENTS NOTE

Buyers must be aged 60+, or 55+ if moving in with a partner who is aged 60 or over.

Management Company: Estates and Management Ltd

Annual Ground Rent: approx. £500

Annual Service Charge: approx. £3,800 (as of 2025) which includes water rates, building insurance, window cleaning, 24-hour emergency call system and maintenance of communal areas.

What3Words///mermaids.engages.easels



ADDITIONAL INFORMATION

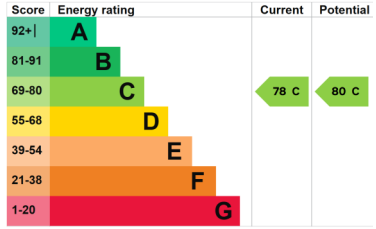
Tenure: Leasehold term of 125 years from 1998 (approx. 87 years remaining)
Council Tax Band: A
Local Authority: Somerset

Services: Electric Heating, Mains Water, Mains Drainage, Electricity and Telephone all subject to the usual utility regulations.

Broadband & Mobile: Coverage for this property can be checked at: www.ofcom.org.uk/phones-and-broadband

Flood Check: www.gov.uk/check-flooding

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.



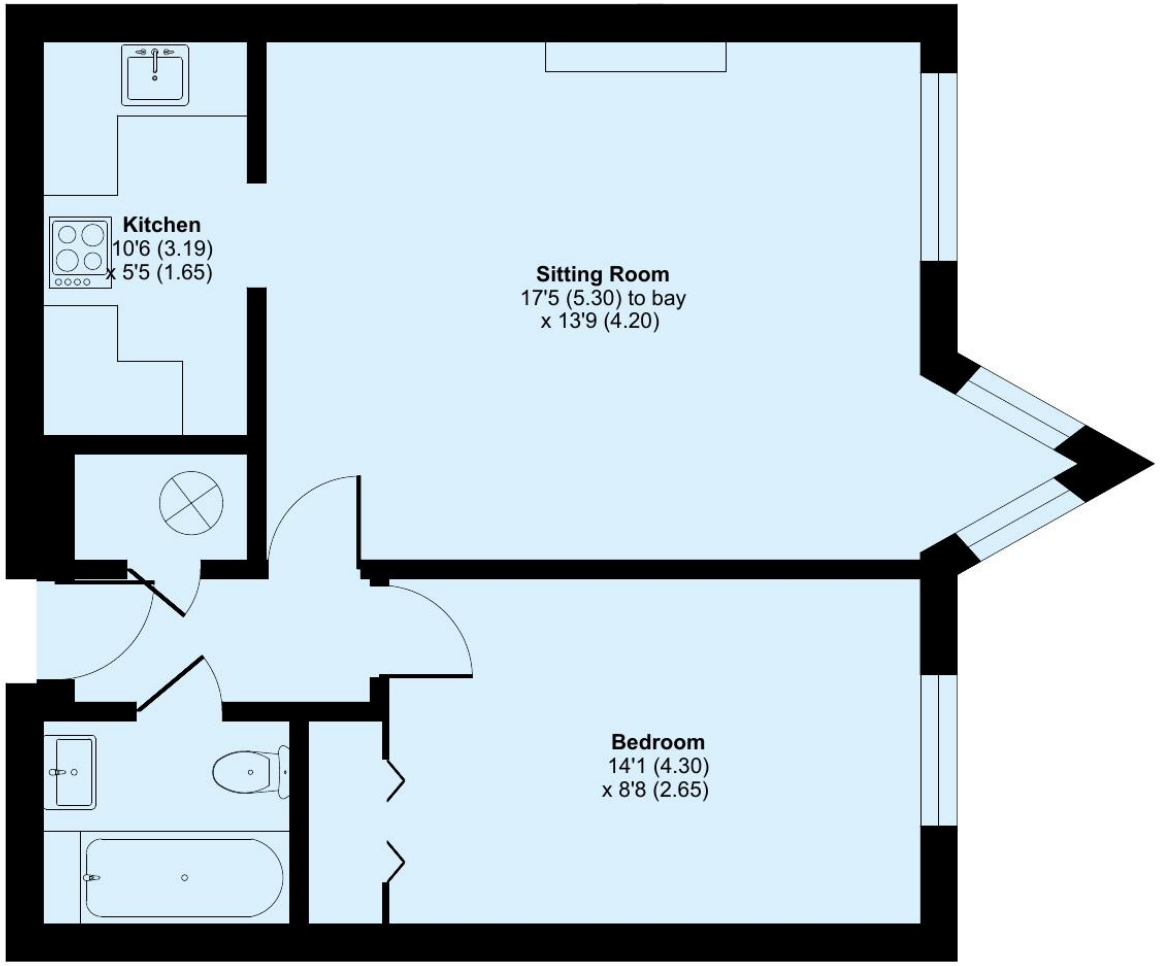
VIEWING

Strictly by appointment with the agents at KingsLand Property.
Tel: 01963 34455
Email:
sales@kingslandproperty.com

Homecanton House, Carrington Way, Wincanton, BA9

Approximate Area = 550 sq ft / 51 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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KingsLand
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Registered in England.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.