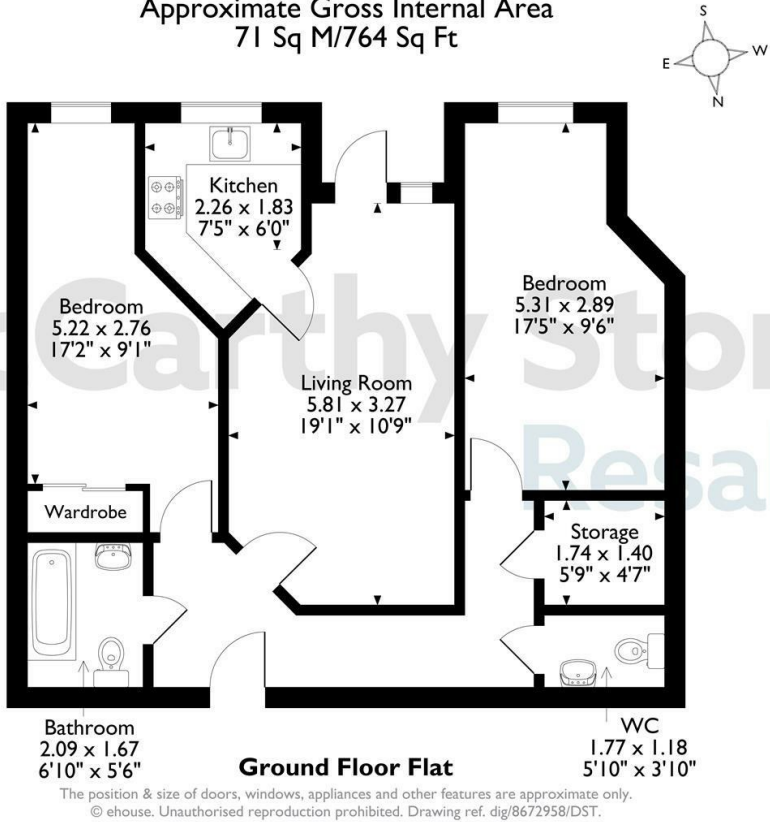
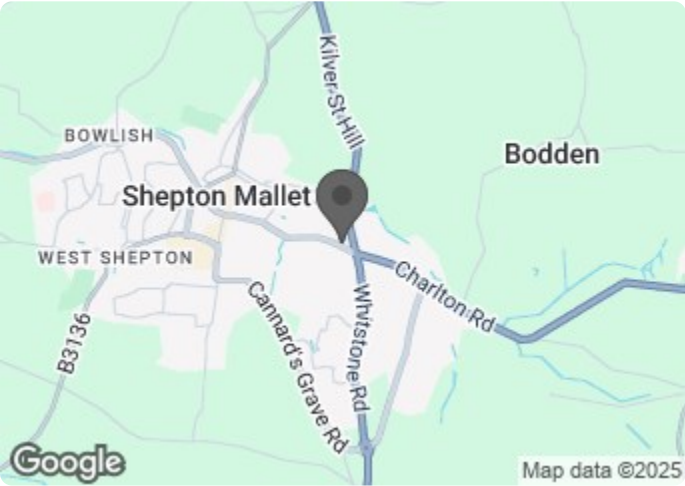


17 Holmcroft Court, Charlton Road, Shepton Mallet
Approximate Gross Internal Area
71 Sq M/764 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	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	

17 Holmcroft Court

Charlton Road, Shepton Mallet, BA4 5FA



Asking price £230,000 Leasehold

Beautifully presented, ground floor, two bedroom retirement apartment with direct access from the living room out on to a pretty patio area and the gardens.

Energy Efficient *Pet Friendly*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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Holmcroft Court, Charlton Road, Shepton Mallet

Holmcroft Court
Completed in 2012 by award-winning developers McCarthy Stone, Holmcroft Court occupies an excellent position less than a 10-minute level walk to the High Street of this thriving Somerset town. Providing private apartments specifically for those over 60 years of age the development enjoys a host of facilities for the benefit of home owners not least of which is the beautiful communal lounge which is the hub of social activities. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with mature trees.

Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development. There is also a 24-hour emergency call system in the apartments and communal areas. A guest suite is available to receive family and friends for which a small charge per night is made.

The quality of life is so important to living at Holmcroft Court and it's easy to make new friends and to lead a busy and fulfilled life here; there are always plenty of regular activities to choose from including; coffee mornings, a fitness class, games and quiz nights, seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area
Holmcroft Court is located just a short distance from the High street and local amenities which include a post office, pharmacy, hairdressers, bakers, banks and supermarkets.

Shepton Mallet is a market town with a rich and colourful history, nestled at the gateway to the Mendip Hills, an area of outstanding natural beauty, . The town is a perfect centre to explore the surrounding hills, criss-crossed with trails, footpaths and the remains of ancient and medieval industry and workings. Once an important Roman route centre and town, Shepton Mallet is an ideal base for discovering all the history and beauty that Somerset has to offer. Wells and Glastonbury are nearby; the Roman and Georgian city of Bath , and the historic port of Bristol are all less than an hour's journey by car.

Closer to home, the town can boast a rich history of its own. A series of heritage trails reveals some of Shepton Mallet's best kept secrets and immerse visitors in the people, the industry, the brewing and a rich tapestry of stories about the evolution of the town from the Domesday book onwards. Steam railway enthusiasts, children and families alike are all welcome at the East Somerset Steam Railway just outside Shepton Mallet. Take a ride on the train and visit the museum, waiting room and ticket office to get a glimpse into the world of steam. Visit the engine shed and workshop to see restoration of steam engines in action.

If you want to cool off on a warm day, swim a few lengths or enjoy a

bit of family fun in the pool, visit the Shepton Mallet Lido, warmed using recycled heat from nearby cider and perry maker, Brother's Drinks.

Entrance Hall
A good-sized hallway having a solid Oak veneered entrance door with spy-hole. Wall mounted security intercom system provides a verbal link to the main development entrance door, along with an emergency pull cord. Large store/airing cupboard with light and shelving housing the Gledhill cylinder supplying domestic hot water and concealed 'Vent Axia' heat exchange system. Zone controlled underfloor heating. A feature glazed panelled door leads to the living room.

Cloakroom
White sanitary ware incorporating a WC and wash hand basin with mirror above. Heated towel rail and tiled floor.

Living Room
A bright and welcoming living room with double-glazed French door opening on to a patio area and the gardens. Modern, wall mounted, remote controlled electric fireplace, zone controlled underfloor heating and feature glazed panelled door to kitchen.

Kitchen
With a double-glazed window enjoying a pleasant outlook. An excellent range of 'maple effect' units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled splashbacks, tiled floor, ceiling spot light fitting.

Master Bedroom
An excellent double bedroom with built-in wardrobe with hanging rail, shelving and mirror-fronted sliding doors. Zone controlled underfloor heating.

Bedroom Two
A further double bedroom with a double-glazed window, that could alternatively be used as a separate dining room or hobbies room. Zone controlled underfloor heating.

Bathroom
White suite comprising; easy access bath with shower above, WC, vanity wash-hand basin with under-sink storage and mirror, strip light and shaver point over. Electric heated towel rail, emergency pull cord, fully tiled walls and floor.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window

2 Bed | £230,000

cleaning, gardening and upkeep of the building exteriors and communal areas

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,148.42 per annum (for financial year ending 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Leasehold
Ground rent £495 per annum
Ground rent review: 1st Jan 2027
Lease: 125 Years from 1st January 2012

Additional Information & Services

- Copper broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

