



HAMBLEDON
ESTATE AGENTS

**FLAT 4 WOODHAYES HOUSE
HENSTRIDGE
BA8 0RF**



£125,000

- ◆ **CHARACTERFUL FIRST FLOOR APARTMENT**
- ◆ **DOUBLE BEDROOM WITH FITTED WARDROBES**
- ◆ **ELEGANT SITTING ROOM ◆ LIGHT & AIRY KITCHEN/DINER**
- ◆ **LONG LEASE (964 YEARS) WITH SHARE OF FREEHOLD**
- ◆ **TWO ALLOCATED PARKING SPACES ◆ NO FORWARD CHAIN**
- ◆ **CLOSE TO VILLAGE CENTRE ◆ COMMUNAL GARDEN**

Flat 4 Woodhayes House, High Street, Henstridge, BA8 0RF.

A substantial one bedroom first floor apartment forming part of an attractive period building within the heart of Henstridge. The property enjoys the benefit of a long lease (964 years) and a share of the freehold.

Woodhayes House is a handsome building believed to date back to 1901 and converted into apartments circa 1990. The building has six apartments spread over three floors, with an attractive outlook over communal grounds.

The accommodation is particularly spacious throughout including an elegant sitting room with a dual aspect, and high ceiling with decorative ceiling roses, large double bedroom with fitted wardrobes, bathroom and spacious kitchen/diner.

Outside, there is an attractive communal garden and two allocated parking spaces. The property is offered for sale with no forward chain.

LOCATION: Henstridge lies a short motoring distance to the east of the historic Abbey town of Sherborne. The village has a church, a post office/store, two public houses and a primary school to its centre and local services found nearby at Stalbridge where there is the renowned Dike's supermarket and a range of local shops. Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities abound within the area while the region is well known for both its public and privately funded schooling. Communication links are good with a main line station at Templecombe linking with London Waterloo while road links are along the A303 joined at Wincanton which offers further amenities 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 distance.

ACCOMMODATION

Communal Entrance with a wide easy tread staircase to the first floor landing. Front door to:

ENTRANCE HALL: A long hallway with coat hooks, Dimplex storage heater, entry phone and coved ceiling.

SITTING ROOM: 15'11" x 14'10" A spacious elegant room with a high ceiling, two ornate ceiling roses, dual aspect double glazed windows to side and front aspects enjoying an outlook over the communal gardens, Dimplex storage heater, timber fire surround and mantle, coved and smooth plastered ceiling, telephone point and built-in cupboard.

KITCHEN/DINER: 13'1" x 11'11" A light and airy room comprising inset 1¼ bowl single drainer stainless steel sink unit with cupboard below, further range of wood fronted wall and base units with work surface over, Dimplex storage heater, electric cooker point, space and plumbing for washing machine, double glazed window, velux window, peninsula work surface and space for a dining table.

BEDROOM 1: 12'9" x 10'10" A spacious double bedroom with built-in double wardrobe, two single wardrobes and cupboard housing hot water tank with shelving for linen. Double glazed window to side aspect, smooth plastered ceiling and electric convector heater.

BATHROOM: Panelled bath with tiled splashback, low level WC, pedestal wash hand basin with tiled splashback, electric heater, Dimplex fan heater, light with shaver point and double glazed window.

OUTSIDE

PARKING: Two allocated parking spaces

COMMUNAL AREA: To the front of the building there is an attractive communal garden mainly laid to lawn with some mature trees and shrub borders. To the rear of the building there are two allocated parking spaces for the property.

SERVICES: Mains water, electricity, drainage and telephone all subject to the usual utility regulations.

COUNCIL TAX BAND: B

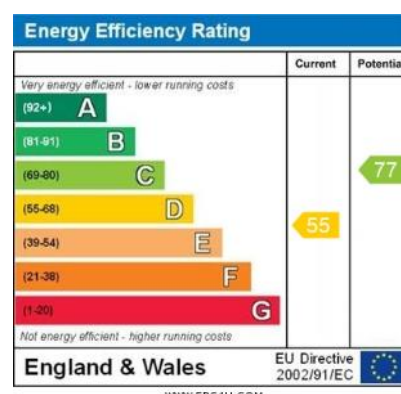
TENURE: Leasehold. The term of the lease is 999 years from 1st October 1990 with 964 years remaining.

GROUND RENT: Peppercorn (£1 per annum)

SERVICE CHARGE: There is a service charge of £250 per quarter. The charge includes building insurance.

AGENTS NOTE: A condition of the lease states holiday lets are not permitted. Ownership of pets are to be discussed with the management company.

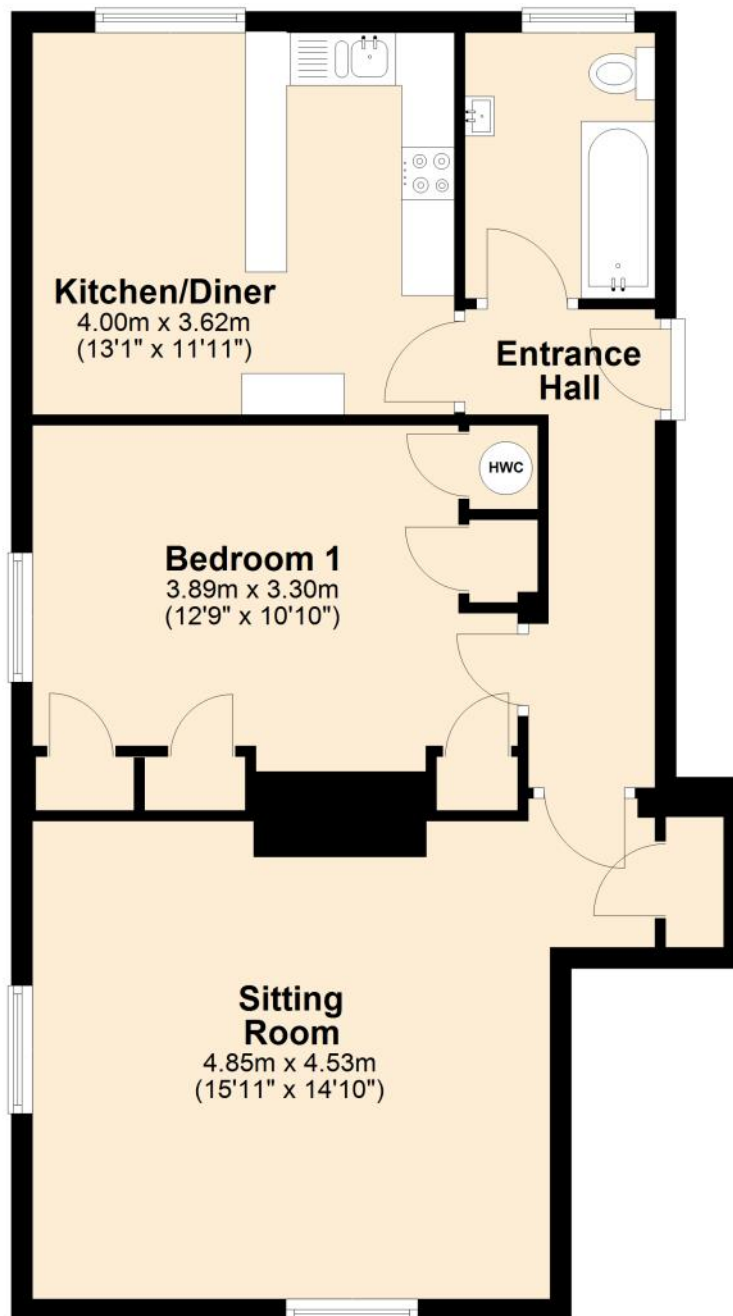
VIEWING: Strictly by appointment through the agents.





First Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

