



FOR SALE

Hayes End Manor, South Petherton, TA13 5BE
Offers in the Region Of £305,000



ORCHARDS
ESTATES

Situated within the highly sought-after retirement development of Hayes End Manor, Orchards Estates are delighted to bring to the market this well-presented two-bedroom ground floor apartment, offered with the added advantage of no onward chain.

Recently refreshed with new carpets and vinyl flooring throughout, the apartment enjoys a peaceful position to the rear of the complex, benefitting from uninterrupted views across the beautifully maintained communal grounds, along with a private patio area bordered by established shrubs.

Accessed via a shared main entrance, the apartment itself offers spacious and well-balanced accommodation throughout.

A generous entrance hallway provides access to all principal rooms, with excellent additional storage available via multiple cupboards.

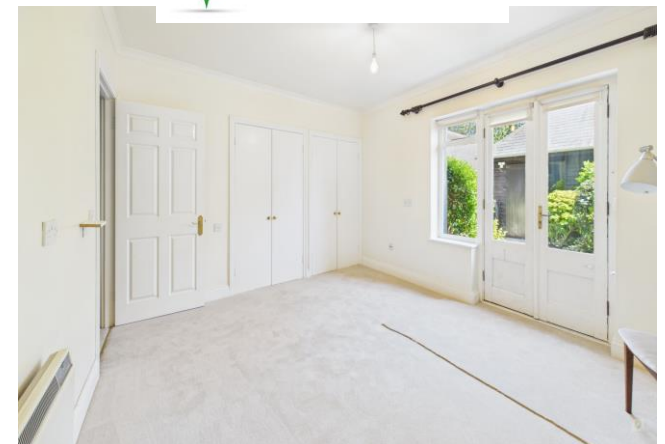
Positioned at the end of the hallway, the bright and spacious living room enjoys attractive views over the gardens through double glazed windows and features a charming gas fireplace alongside electric storage heating, creating a warm and comfortable living space. The kitchen is fitted with a range of wall and base units and includes an electric double oven along with space and plumbing for a washing machine.

The principal bedroom is particularly generous in size and benefits from two large built-in storage cupboards, as well as double doors opening directly onto the rear garden area.

The second bedroom is also a spacious double room, complete with fitted double wardrobe and rear-facing double glazed window overlooking the grounds.

The bathroom is well equipped with a shower cubicle, compact bath, W/C, bidet, and wash basin, complemented by a frosted double glazed window for natural light and privacy.

Further benefits include a separate cloakroom fitted with W/C, basin, and additional storage, making this an exceptionally practical and comfortable home within a desirable retirement setting.



LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, inn, restaurant, dog groomer, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. There is also a regular, direct coach service from South Petherton to London. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty two miles.

Approach

Set back from Hayes End Road, the property is approached via a Hamstone entrance that leads to a tarmac internal road, providing access to both the garage and designated parking area. This particular residence is accessed on foot through the main archway, offering an early glimpse of the beautifully maintained grounds and a sense of the tranquil setting within.

Ground Floor

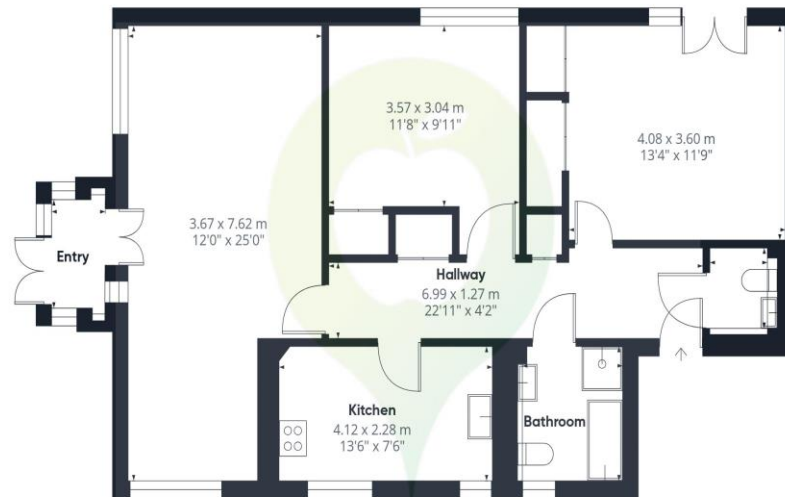
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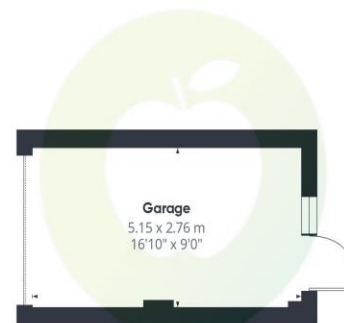
Material Information

- Originally built in the 14th Century and converted 1988.
- Grade II Listed Leasehold - 113yrs
- Cognatum Service Charge - £6800 per property per annum
- Council Tax Band - D
- EPC - D
- Mains Drainage, Water and Electric
- Boiler - Located in the airing cupboard
- Heating is provided by wall mounted storage heaters & electric fire in the lounge
- Private Garage
- Communal parking
- Flood Zone 1 - Low Flood Risk (Gov.uk)
- Broadband - Ultra Fast 1800Mbps available (Ofcom Broadband Checker)





Floor 1 Building 1



Floor 1 Building 2



Approximate total area⁽¹⁾

100.1 m²
1077 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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www.orchardsestates.com



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