



17, Hayes End Manor



# 17, Hayes End Manor

, South Petherton, Somerset TA13 5BE

Village Centre 1/4 of a mile. Crewkerne and Ilminster 6 miles.  
Yeovil 9 miles.

A charming and deceptively spacious three bedroom hamstone property, located within this picturesque community of 25 properties for the over 55's, set within wonderful communal gardens, yet within walking distance of the village centre. EPC Band D

- Wonderful edge of village location
- Spacious three bedroom property
- Communal gardens
- 24 hour call monitor
- Council tax band F
- Walking distance of the village centre
- Garage
- Parking
- Guest suite and laundry facilities
- Leasehold - expires June 2138

Guide Price £350,000

## SITUATION

17 Hayes End Manor is located within this wonderful development which overlooks its communal gardens, grounds and adjoining meadow. It lies within a 1/4 of a mile of the village centre, where a variety of day-to-day facilities can be found including supermarket, butchers, bakers and greengrocers, together with a church, public house and restaurant. There is also a modern doctors surgery and pharmacy together with a local hospital. The village has numerous footpaths which surround the village. The larger towns of Ilminster and Crewkerne are within 6 miles, where a greater selection of facilities can be found. The A303 is within a 1/4 of a mile providing excellent links to Exeter and East towards London. Railways services are available from Crewkerne which gives access to Exeter and London Waterloo.

## DESCRIPTION

17 Hayes End Manor is a deceptively spacious three bedroom village house which forms part of this development of 25 properties, all constructed principally of hamstone and contained beneath a tiled roof. It provides a safe environment for the over 55's and an on-site manager providing 24 hour staffing. It is set within glorious communal gardens with formal gardens and allotments, together with views over the adjoining meadow. The property also benefits from a single garage located close by. The property is offered in good decorative order and benefits from mainly double glazed windows, along with electric storage heaters. It is understood that this property provides one of the most spacious accommodation within the development.



## ACCOMMODATION

Doorway leading to the entrance hall with stairs rising to the first floor with two cupboards under and a night storage heater. Shower room with Mira shower, low level WC and wash and basin, heated towel rail, wall heater and shaver socket. Large cupboard with hanging rail and shelf. From the hallway a glazed door with matching side screen opens into the sitting room with views from two aspects, night storage heater and electric panel heater. French doors to the dining room with Adam style fireplace with inset fire on a marble heath, night storage heater and glazed door to the courtyard garden.

Leading off the hallway can be found the kitchen which comprises; single drainer sink unit with taps over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, ceramic hob, Belling double oven and grill, space and plumbing for washing machine. Tiled floor, serving hatch to the dining room, door to side and secondary glazed window to rear.

The first floor landing has a picture window, night storage heater and trap access to the roof void. Bedroom one is very spacious with views from two aspects, together with night storage heater and an electric panel heater along with a fitted wardrobe along one wall. Bedroom two with window to side, electric panel heater and fitted wardrobe. Wet room comprising large walk-in shower, pedestal wash hand basin, low level WC, heated towel rail and airing cupboard housing the lagged copper cylinder, immersion heater and slatted shelving. Bedroom three with window to rear, large fitted cupboard with shelving and electric panel heater.

## OUTSIDE

The property is approached over an impressive driveway which leads to the garage along with visitor parking. The garage is approached through an electric roller door. The property benefits from it's own private courtyard garden which is accessed from the dining room and offers a good space for outdoor entertaining. The surrounding gardens and grounds are beautifully maintained by a team of gardeners and include large expanses of lawn with various seating areas, as well as allotments.

## MATERIAL INFORMATION

14th Century Original Build

Leasehold expires June 2138

. Annual Service Charge (2023) £6,272 per property

. Service charge includes staffing and sundry, utilities, alarm system, maintenance, insurances, management fees and day-to-day estate running costs

. Council Tax Band F

. Mains Drainage, Water and Electric

. Heating is provided by electric panel heaters and night storage heaters

. Flood zone 1 - low flood risk

. Broadband availability - Standard, Superfast and Ultrafast (information via Ofcom)

. Mobile availability - EE, Three, O2 and Vodafone ( with some limited service, information via Ofcom)

## GROUNDS AND UP KEEP

. Cognatum Estates maintain and repair and insure all buildings.

. Window cleaning, bin collection and the grounds and gardens are all maintained.

. Each main room has a personal alarm system which is linked to the on-site estate managers.

. For visitors there is a guest suite available.

## VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

## DIRECTIONS

From the A303 at Hayes End roundabout on the outskirts of South Petherton follow the road into the village, crossing over the mini-roundabout and the primary school on your left hand side. After a short distance, Hayes End Manor will be found on the right hand side.



