





Hays Park, Sedgehill, Shaftesbury, Wiltshire, SP7 9JR

What 3 Words: ///rocks.strutted.newsreel



Key Features

- Exclusive Development For Those Of 55 & Over
- Ground Floor Living
- Private Entrance
- Stunning Communal Grounds
- Guest Suite Available
- No Forward Chain

Tenure: Leasehold | **EPC Rating:** D | **Council Tax Band:** E |

Services: This property is connected to mains water, electricity as well as private drainage. Heating is in the form of off-peak electric heaters.

Outside Space

Externally, the immaculate communal gardens are attractive and accessible. There are plenty of sitting areas, a summer house, access to local foot paths as well as some breathtaking views of the beautiful surrounding countryside.

Location

Sat in the grounds of Hays House is the purpose built, well established and sought after development of Hays Park. Constructed in the early 1990's and situated within stunning Wiltshire countryside, this set of well designed properties provide an idyllic setting with the balance of readily accessible amenities.

Inside the Home

A spacious two-bedroom, ground floor apartment located within the highly regarded Hays Park development offering independent living for those of 55 and over. The property is being sold with no forward chain and benefits from a private entrance for convenience.

The accommodation comprises a dual aspect sitting room with the bay window allowing for plentiful natural light throughout whilst the kitchen, located adjacent to the sitting room, is a well-proportioned space with room for a breakfast table as well as the traditional floor and wall mooted storage cupboards, appliance spaces and work surfaces.

Two double bedrooms are serviced by the family bathroom as well as a separate cloakroom. Completing the accommodation is a useful storage cupboard and entrance door leading to the communal spaces of Hays Park.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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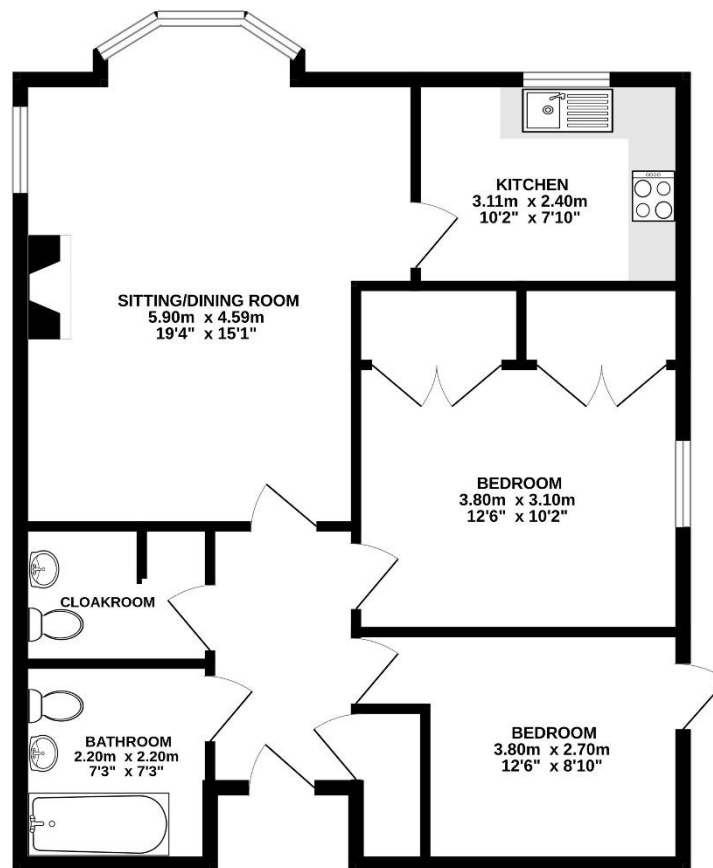
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GROUND FLOOR
69.4 sq.m. (747 sq.ft.) approx.



TOTAL FLOOR AREA : 69.4 sq.m. (747 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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