



FOR SALE

Hayes End Manor, South Petherton, TA13 5BE

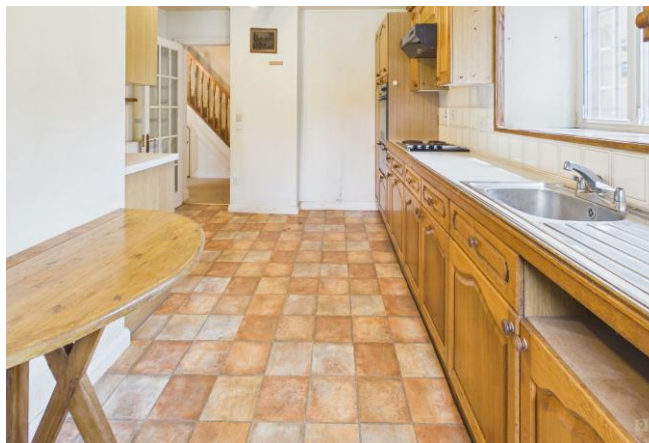
£280,000



ORCHARDS
ESTATES

6 Hayes End Manor is a delightful cottage situated within the highly desirable retirement development of Hayes End Manor. The property offers well-balanced accommodation arranged over two floors, combining comfort, practicality and a peaceful setting. The ground floor features a generous entrance hallway providing access to a reception room, kitchen/dining area and a downstairs bathroom. Upstairs, the accommodation comprises two bedrooms and a further bathroom. The property further benefits from a small private patio courtyard garden to the rear, providing a pleasant outdoor space with low-maintenance appeal. Residents of Hayes End Manor enjoy the reassurance of a well-maintained and professionally managed retirement community, thoughtfully designed to provide a peaceful, secure and welcoming environment for mature homeowners. Combining comfortable accommodation, private outdoor space and the benefits of a well-regarded retirement setting, 6 Hayes End Manor represents an excellent opportunity to acquire a lovely home within this sought-after development.

£280,000



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 its own private entrance. Accessed on foot just before the main archway, the residence provides an inviting first glimpse of the beautifully maintained communal grounds and the tranquil setting that Hayes End Manor has to offer.

Ground Floor

A generous entrance hallway provides access to all principal rooms and creates a welcoming first impression. The reception room is a particularly attractive and inviting space, featuring a charming stone fireplace as a focal point, complemented by exposed wooden beams which add character and warmth. Large, light and airy windows and glazed doors allow an abundance of natural light into the room and provide direct access to the outside area,

creating a pleasant connection between the indoor and outdoor spaces. The kitchen is fitted with a range of wall and base units, providing ample storage and useful preparation space. It benefits from an electric oven and hob, making it a practical and well-equipped space for everyday use. The downstairs bathroom is well appointed and comprises a large shower cubicle, WC and wash basin, providing a convenient and practical facility on the ground floor.

First Floor

The landing provides access to the two bedrooms, bathroom and loft space. The principal bedroom is a well-proportioned room featuring two double built-in cupboards, providing excellent storage. The second bedroom is also a good-sized room and benefits from a double built-in cupboard. The bathroom is well appointed and comprises a bath with overhead electric shower, WC and wash hand basin.

Outside

The private courtyard garden is accessed directly from the reception room and also benefits from a rear gate, providing convenient access to the outside. Offering a peaceful and private space, the courtyard is ideal for enjoying a morning coffee or relaxing outdoors with visiting family and friends. The property also benefits from a garage and communal parking, providing convenient parking facilities for residents and visitors.

Cognatum Estates

Cognatum Estates are responsible for the maintenance, repair, and insurance of all buildings within the development. Regular services include window cleaning, refuse collection, and the upkeep of the communal grounds and gardens. The property comes equipped



with a personal alarm system worn on the body, linked directly to external care providers, ensuring residents' safety and peace of mind. For visiting family and friends, a well-appointed guest suite is available. Cognatum Service Charge - £7200 per property

Material Information

- Originally built in the 14th Century and converted 1988
- Grade II listed
- Leasehold - 113yrs
- Cognatum Service Charge - £7200 per annum
- Council Tax Band - E
- Mains Drainage, Water, Gas and Electric
- Boiler - Located In Rear Entrance Hallway
- Gas Central Heating
- Private Garage
- Communal parking
- Flood Zone 1 - Low Flood Risk (Gov.uk)
- Broadband - Ultra Fast 1800Mbps available (Ofcom Broadband Checker)



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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.