



**Hayes End, South Petherton, TA13**

**Guide Price: £650,000**

*Freehold*

# Hayes End, South Petherton, TA13

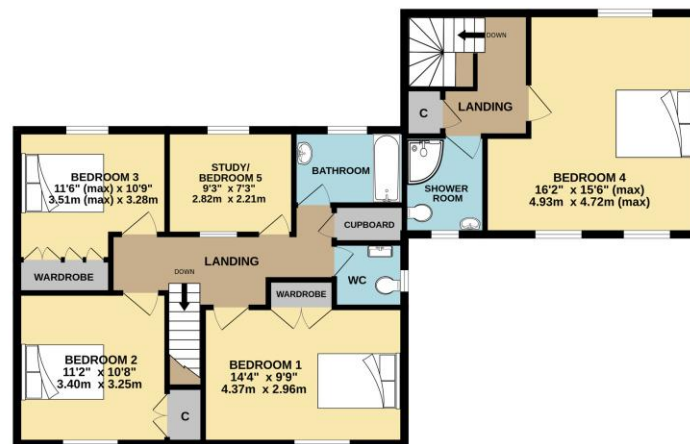
We are delighted to bring to the market this lovely family home in the heart of South Petherton. The property offers four/five bedrooms, two reception rooms and is situated in an elevated position on this sought after road. Its prime position makes it within easy walking distance to the village amenities and close to the local Primary School.

11 Hayes End is a detached property with integrated double garage, it was extended in the 1980's to provide additional accommodation above the garage, this lends itself to being used as self-contained accommodation, perhaps for a family member or income potential. There is a lovely light and airy sitting room with doors out onto the rear terrace and garden, a Dining room with a pretty bay window to the front, a well-equipped kitchen with a good range of wall and base units and a separate utility room and cloakroom. Upstairs there are three double bedrooms and a smaller room which is currently being used as a study but could be used as a bedroom and family bathroom. There is a separate staircase which takes you to a Bedroom and Shower room which are above the garage. The extension could be self-contained as it has its own entrance from the rest of the house.

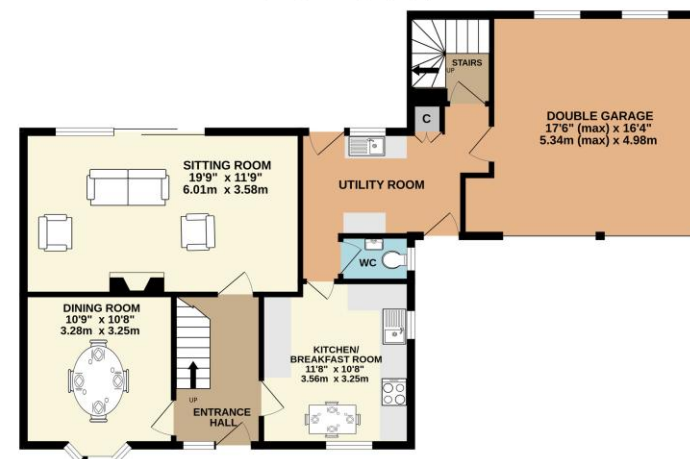
To the front of the property is a private drive with parking for several vehicles. The garden is mostly laid to lawn with flower beds, shrubs and herbaceous borders planted with some lovely mature roses. The rear there is a pretty Cedar Summerhouse, mature Bramley apple trees, Victoria Plum, soft fruits, greenhouse, shed, pond, outside tap, side gate

The property is fully alarmed and has had new radiators throughout.

1ST FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.




TOTAL FLOOR AREA: 1896 sq.ft. (176.2 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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