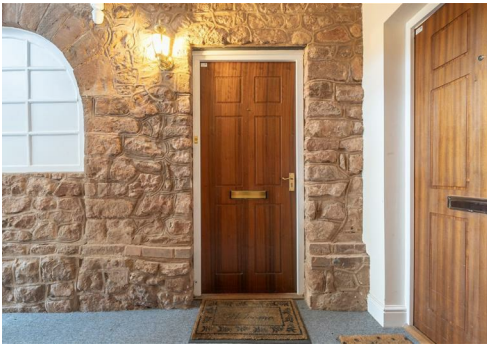




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11 Halse Manor



Wellington 6 Miles | Taunton 8 Miles

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A well-presented one-bedroom apartment situated in a desirable village location.

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- One bedroom apartment in a Grade II listed house
- Ground floor
- Village location
- Stunning Communal Gardens
- Allocated Parking Plus Additional Guest Parking
- Council Tax Band B
- Leasehold

Guide Price £165,000

### SITUATION

Halse is a highly desirable historic village and conservation area, situated approximately 7.5 miles from the county town of Taunton. The village offers a welcoming community atmosphere with a popular pub, church, and village hall, while the surrounding countryside provides an abundance of scenic walks. Residents can also enjoy easy access to the stunning landscapes of Exmoor National Park and the Quantock Hills. The nearby towns of Wellington and Taunton offer an excellent range of shopping, educational, leisure, and everyday amenities. Both towns also provide convenient access to the M5 motorway via Junctions 26 and 25, while Taunton benefits from a mainline railway station with services to destinations across the country.

### DESCRIPTION

A well presented one-bedroom apartment forming part of an attractive Grade II Listed development, enjoying access to extensive communal gardens, designated parking and a picturesque village setting. Comprising of a bedroom, kitchen, sitting room and bathroom.

### ACCOMMODATION

The front door opens into an entrance hall, complete with useful storage space. The kitchen is fitted with a range of wall and base units with marble worktops over, a sink unit, and integrated appliances including an oven, hob with extractor hood over, washer/dryer and a fridge freezer. The sitting room benefits from a dual-aspect layout, allowing plenty of natural light. The bedroom is positioned at the front of the property

and enjoys pleasant views. Completing the accommodation is the family bathroom, fitted with a bath, WC, and wash hand basin.

### OUTSIDE

Halse Manor benefits from beautifully maintained and private communal gardens, featuring generous lawned areas complemented by a variety of mature trees and established shrubs. Residents also have access to communal washing lines and a secure lockable bin store.

### SERVICES

This property has a high risk of flooding from surface water but very low risk from rivers and sea. This property has an 6 monthly charge of £1975.00 and is managed by Alpha Housing Services Ltd. Mobile coverage is variable outdoor with EE and Three and good outdoor with O2 and Vodafone (Ofcom). This property has the benefit from superfast broadband (Ofcom).

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

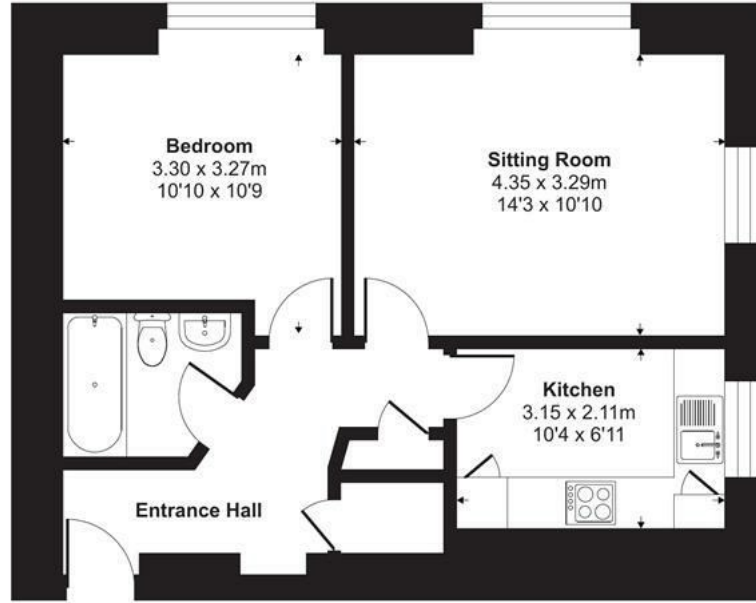
### DIRECTIONS

From Wellington take the B3187 to Milverton. Pass through the village to the roundabout with the B3227. Turn right towards Taunton then the first left to Halse. Follow the signs into the village whereupon Halse Manor will be seen on the left hand side. Continue up the drive passing the main house. The coach house is located to the far left with the entrance door to the rear.



Approximate Area = 508 sq ft / 47.1 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Stags. REF: 1483150

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(71-79) C	(55-67) D
(69-80) G	(55-67) D	(39-54) E	(13-38) F
(39-54) E	(13-38) F	(1-12) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	73
England & Wales			71

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