



To Let

Yeovil, BA20 1UB

Monthly Rental Of £1,025



ORCHARDS
ESTATES

Modern two bedroom home with the added benefit of off road parking situated in a sought after area of Yeovil, within easy reach of amenities. The accommodation comprises spacious sitting room, modern fitted kitchen and downstairs toilet. Upstairs are two double bedrooms and the family bathroom. To the rear of the property is a paved area which provides off road parking or could be used as garden space.



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LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, the Octagon theatre along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles. Only 7 miles from the delightful Abbey town of Sherborne with its well known schools and 19 miles from Dorchester. The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance. Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Entrance Hall

Double glazed door to front, wood effect vinyl flooring, stairs to first floor and radiator.

Kitchen - 10' 6" x 5' 7" (3.2m x 1.7m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob, electric oven, space and plumbing for washing machine, space for fridge/freezer, wood effect vinyl flooring and tiled splash backs.

Sitting Room - 16' 5" x 12' 6" (5m x 3.8m)

Double glazed French doors to rear, wood effect vinyl flooring, under stairs cupboard and two radiators.

Cloakroom

Front aspect double glazed window, pedestal wash hand basin, WC and vinyl flooring.

Landing

Laid to carpet, access to loft and doors to:

Bedroom One - 11' 10" x 8' 2" (3.6m x 2.5m)

Front aspect double glazed window, laid to carpet and radiator.

Bedroom Two - 12' 8" x 7' 10" (3.85m x 2.4m)

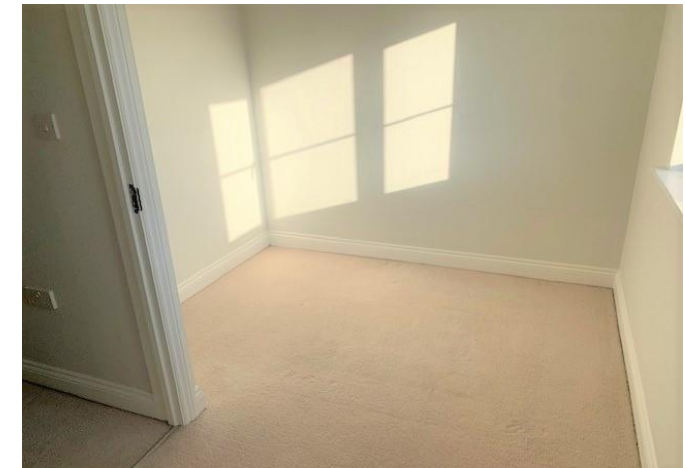
Rear aspect double glazed window, laid to carpet, built in wardrobe with mirrored doors and radiator.

Bathroom

Bath with shower over, pedestal wash hand basin, WC, fully tiled walls, vinyl flooring, extractor fan and radiator.

Outside Rear

To the rear of the property is a paved area which provides off road parking or alternatively could be used as a garden area.



AGENTS NOTE

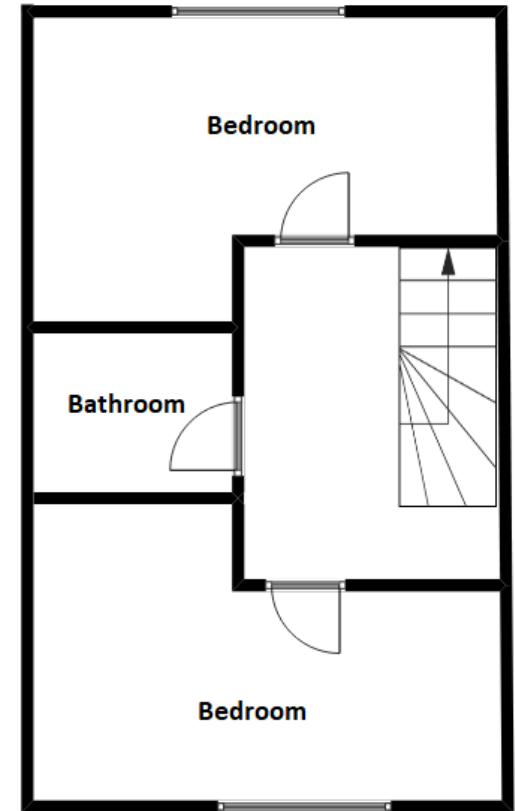
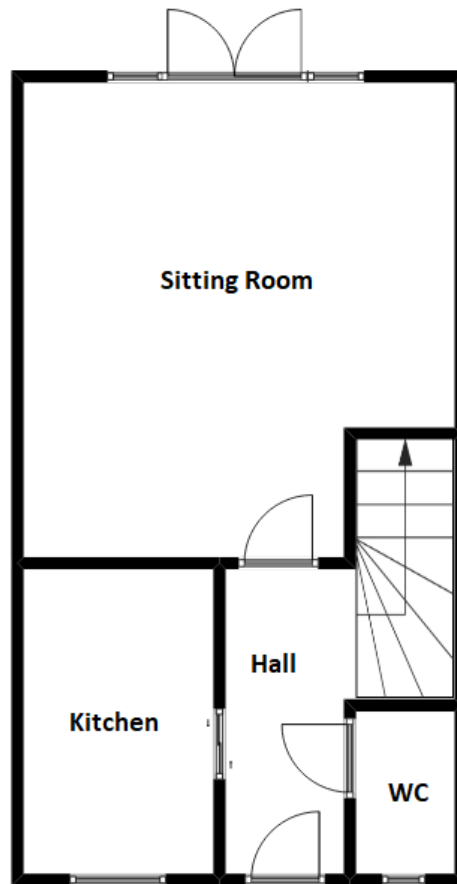
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

FURTHER INFORMATION

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the proposed let of this property. The property is owned by a member of staff within Orchards Estates Somerset Ltd.

Directions

From Horsey roundabout proceed along Brunswick Street and left at the traffic lights onto Hendford. Take the left into Manor Road and then second left onto Everton Road where the property can be found on the left hand side.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.