



To Let

Cromwell Road, Yeovil, BA21 5AW

Monthly Rental Of £1,350



ORCHARDS
ESTATES

Step into the charm of this terraced house brimming with character.

From the moment you enter the stunning hallway adorned with original tile flooring and a statement chandelier, you'll feel the allure of this exceptional property.

With two elegant reception rooms showcasing striking fireplaces, this home offers versatility and sophistication for comfortable townhouse living.

Outside, the garden invites you to unwind in a tranquil oasis, surrounded by lush greenery and the soothing sounds of a wildlife pond—a haven of relaxation. Ready to make this house your next chapter? Cromwell Road is waiting for you!

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LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities. 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. This home benefits from easy access to local shops, town, schools and the local bus service.

Approach

Access to the property is off the pavement and goes straight into the eye catching hallway.

Ground Floor Living

Hallway- The original tile flooring with stunning chandelier leads you into the property. The thermostat conveniently placed on the right wall and a large radiator painted green matching the wood work. The first door on the right leads you into the living room.

Living Room- In the centre of the carpeted living room wall is a working multi-fuel burner with wooden mantel piece which really pops on the vibrant feature wall. The large front aspect bay double glazed window creates a light filled room and is beautifully decorated with patterned curtains with holdbacks, and net curtains. Looking up to the in keeping light fixture and decorative mouldings surrounding. There is a large radiator on the wall next to the door, carbon monoxide detector in the top left hand corner and TV aerial point in the bottom right hand corner. Heading back out into the hallway, the door at the far right of the hallway leads into the dining room.

Dining Room- This is a carpeted versatile room can be

used in so many ways including a dining room. With original feature fireplace and large decorative mirror against the feature blue wall. The wall has built in storage and glass display cabinet above. With a large double glazed window rear facing into the garden, TV aerial below and radiator. The light fixture is surrounded by decorative mouldings. Heading into the kitchen, there is a storage cupboard on the left and a couple of steps heading down.

Kitchen- The kitchen is perfectly functionable with hard floors, partially tiled walls and a mix of floor and wall units. The stainless steel sink with large drainer below the double glazed window looking out onto the patio. The large cooker is perfect for family life. There is a small radiator between the door leading out to the patio and the door to the utility.

Utility Room- This useful space has a washing machine and the gas boiler with more space for any other appliances. The rear aspect window looks down the garden.

First Floor Living

As you head up the stairs, directly in front of you is the first bedroom.

Bedroom 1- This beautiful blue room with carpet has a rear facing double glazed window looking over the garden with small radiator underneath. There is a shelf on the wall between the window and the door. Taking a step up on your left, you come to the second bedroom.

Bedroom 2- The built-in wardrobe and multiple shelving creates lots of storage space. Another carpeted room with rear facing double glazed window overlooking the garden and a small radiator underneath and TV aerial in the corner. Heading back out onto the landing, the final bedroom is on the left.

Bedroom 3- This carpeted bedroom with striking purple feature wall has a front aspect double glazed window and small radiator below. A TV aerial to the left on the window. As you head back onto the landing, there is a storage cupboard directly in front of you and the bathroom to the left.

Bathroom- This bathroom is ideal for all the family with separate bath and shower, WC and sink. It is fully tiled with a hard floor and small radiator behind the door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Garden

This garden is the perfect outdoor space with its mix of patio space and grassed area with mature planting. Leading out from the garden, the large patio is ideal for entertaining with outdoor tap and hose reel in left corner nearest the property. Step down into plant filled grassed area, a path leads you down the garden with a metal arch and then beautifully tucked in the left corner is a small wildlife pond and garden shed with large windows. The gate to at the bottom leads you out to the parking space.

Material Information

- EPC Rating - D
- Council tax Band - B
- Mains drainage, water, gas and electric
- Water- not metered, set monthly charge
- Gas Central Heating- Wall radiators as well as working multi-fuel burner in living room
- Rear Garden Access - This property has a gate to the rear of the garden
- Parking- parking space at the rear of the property, for one 4x4 or two small cars, behind garden gate
- Flood Zone - 1 -low probability of flooding from the sea or rivers
- Broadband - Ultrafast 10000 Mbps
- Pets welcome
- No Smokers



Approximate total area⁽¹⁾

77.96 m²
839.16 ft²

Balconies and terraces

27.49 m²
295.9 ft²

Reduced headroom

0.96 m²
10.36 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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01460 477977 or 01935 277977



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR