



To Let

Falcon Road, Yeovil, BA22 8BR

Monthly Rental Of £1,800



ORCHARDS
ESTATES

This stunning detached home in Yeovil is designed for effortless modern living, offering style, space, and convenience in equal measure.

Featuring a spacious driveway and a double garage, parking is never a concern. Step inside to discover generously sized living areas, perfect for entertaining or relaxing in comfort.

The kitchen diner creates the ideal social hub, blending practicality with contemporary charm.

Outside, the low-maintenance garden ensures you can enjoy outdoor space without the hassle.

With four well-appointed bedrooms, this home is ideal for families seeking a balance of luxury and practicality.

Don't miss the chance to make this exceptional property your home!

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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.

Approach

This detached property has a gravel front with lots of parking and double garage to the left of the property as well as rear garden access. There are 2 small steps leading into the property from the front door.

Ground Floor Living

There is storage on your right, stairs leading to the first floor, door into the kitchen and dining room, WC under the stairs and doorway on the left leading into the living room.

Living Room- The living room is a spacious area featuring dual-aspect windows, including a set of double doors that open onto the patio and rear garden.

Utility- The utility room is equipped with a washing machine and sink, providing convenient laundry facilities. Additionally, the boiler is housed within the space for easy access.

Kitchen- The open-plan kitchen boasts a sleek, modern design with integrated appliances. A stylish island doubles as a breakfast bar, providing both functionality and visual appeal. With a generous array of units, there is ample cupboard space, while the sink is thoughtfully positioned beneath the window, offering a charming view of the garden. The kitchen seamlessly flows into the dining and family room, creating a cohesive and inviting living space.

Dining and Family Room- The dining room has 2 windows and is currently used as a dining room with

an additional seating area too.

WC- With a WC, sink and a small window this is a useful compact space.

First Floor Living

This generously sized landing provides additional storage space, enhancing practicality and convenience.

Bathroom- The bathroom features a fully tiled bath with an integrated shower and glass screen, complemented by a heated chrome towel rail. It includes a sleek sink, WC, and built-in storage for added convenience. The space is finished with a durable lino floor and benefits from a window, providing natural light.

Bedroom- This spacious double bedroom features two windows, allowing for ample natural light, and is finished with plush carpeted flooring for added comfort.

Bedroom- This expansive double bedroom benefits from a generously sized window, inviting abundant natural light, and is elegantly finished with plush carpeted flooring for enhanced warmth and comfort.

Bedroom- This generously sized double bedroom features a well-positioned window that welcomes natural light, complemented by soft carpeted flooring for added comfort and warmth.

Bedroom- This spacious double bedroom benefits from two well-placed windows, allowing ample natural light, and offers generous floor space ideal for a dressing area.

Ensuite- This ensuite has a fully tiled shower, WC, sink, heated chrome towel rail and window.

Garden

This large garden has a patio space with the rest laid with artificial grass. There is a decked seating area in the corner. Behind the garage is a space laid with slate chippings. There is access into the double garage via personnel door.

Garage

This spacious double garage is equipped with a chest freezer and offers convenient storage in the eaves. It also benefits from both electricity and lighting, ensuring functionality and ease of use.



Material Information

- Council Tax Band: E
- EPC Rating: B
- Mains Drainage, Water, Electric and Gas
- Combi boiler
- Broadband: OFCOM: Ultrafast Available (1800Mbps)
- Flood Zone 1 - Flood Zone 1 has low probability of flooding from the sea or rivers
- This property is not suitable for pets.

AGENTS NOTE

Orchards Estates 24/7 Estate and Letting agents - 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. All available 24/7 for your convenience. 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, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

Directions

As you come through Yeovil, at the roundabout by Palmers, take the opposite junction along Bluebell Road. Go straight across on the first roundabout, then take the first left into Falcon Road. Take the 2nd right onto Harrier Drive and then left back onto Falcon Road. Follow the road around the left corner and the property is the middle house on the road. What 3 Words- ///buggy.frozen.angers

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.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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