



To Let

Dorchester Road, Yeovil, BA20 2RH

Monthly Rental Of £1,800



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ESTATES

A rare opportunity to rent a portion of a hidden gem nestled just outside the historic market town of Yeovil.

This four-bedroom house offers a generous living space, high ceilings and character with the added benefit of expansive grounds which are maintained by a third party.

The house offers excellent entertaining areas, both inside and outside.

It is absolutely ideal for those searching for a capacious home, room for the family as well as visitors and plenty of space to work from home. Available immediately for viewings on a long term let.

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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.

## Approach

The house is approached down a long, tree lined drive which branches right.

There is parking for residents as well as a visitor parking area on the left-hand side.

Walk past the front of the house through an opening and turn right to the front door

## Ground Floor

The entrance hall leads into a large sitting room, dual aspect with doors to the rear hall as well as to the kitchen and downstairs cloakroom.

The kitchen is generously proportioned (with built in kitchen appliances) offering ample space for a big dining table and plenty of worktop space for the budding chef.

Returning to the sitting room and through the door to the rear passage you'll find the stairs as well as a utility area and door to the rear garden

## First Floor

A light and airy landing, on the first floor, offers an ideal area for a desk / work from home station.

From this space there are three double bedrooms, two en suite, as well as a walk in airing cupboard

## Second floor

The second floor has two double bedrooms, a family bathroom and a walk in storage cupboard

## Rear garden

There is a paved area immediately outside the rear door with steps leading up to a terraced area.

A lawned area opens up, private to this house to the line of trees, and then the resident is welcome to explore a range of communal lawned areas, each enjoying rural views, flora and fauna. The property is great for dog owners; a big garden and gate to a walking area.

This really is the dream for those seeking generous outside space without the burden of regular garden maintenance.

## MATERIAL INFORMATION

- Leasehold Property
- Council Tax Band: F
- EPC Rating: E
- Mains Water, Gas and Electric (Smart Meter)
- Sewerage - Septic Tank, which is emptied yearly
- Parking - Carport, an allocated spaces in carparking area
- Flood Zone 1: Low Risk has a low probability of flooding from rivers and the sea





**Approximate total area**

159.91 m<sup>2</sup>  
1721.28 ft<sup>2</sup>

**Reduced headroom**

1.51 m<sup>2</sup>  
16.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

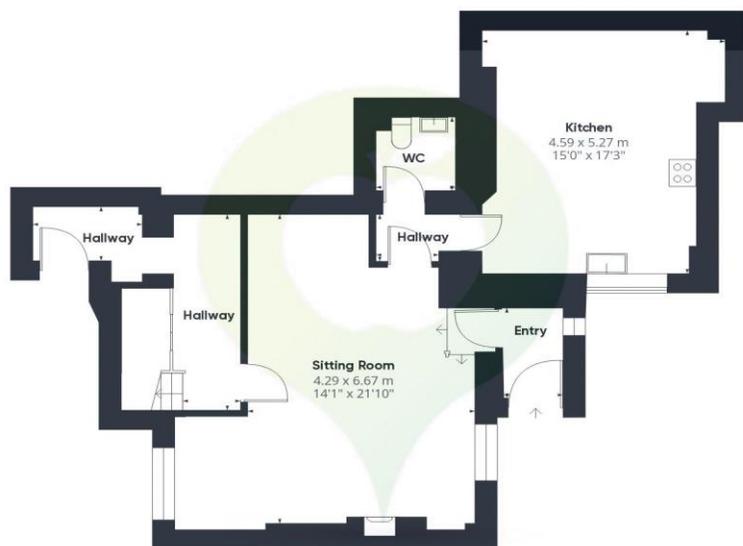
Reduced headroom

..... Below 1.5 m/5 ft

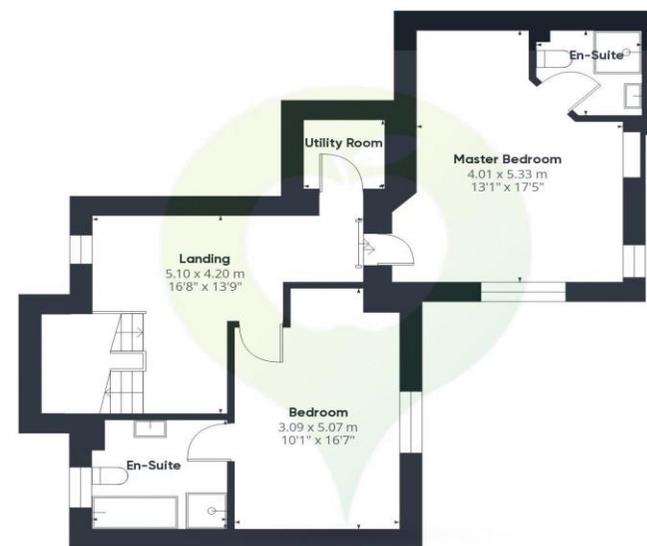
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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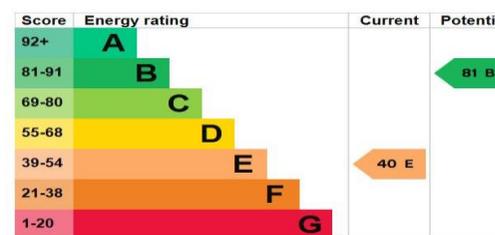
Floor 1



Floor 2



Floor 3



The graph shows this property's current and potential energy rating.



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