



Symonds
& Sampson

Beech House

Closworth, Yeovil, Somerset

Beech House

Closworth

Yeovil

Somerset BA22 9RN

Charming 3 bedroom character house located in the popular and quiet village of Closworth, conveniently situated within easy reach of Yeovil town centre.



- Available immediately
- Village location
- Character property
- Large garden with parking

£1,900 Per Month

Sturminster Lettings
01258 473766

sturminster@symondsandsampson.co.uk



THE PROPERTY

Available immediately for an initial 12-month tenancy with a preference for a longer-term let.

Charming 3 bedroom character house located in the popular and quiet village of Closworth, conveniently situated within easy reach of Yeovil town centre.

Well-presented detached home providing spacious accommodation arranged over two floors. The property offers character-rich accommodation which includes three reception rooms, sun room, kitchen, three bedrooms, en-suite and family bathroom.

The rent is inclusive of some garden maintenance.

Rent: - £1,900 per calendar month / £438 per week
Holding Deposit - £438
Security Deposit - £2192
Council Tax Band - F
EPC – E

OUTSIDE

A Cotswold stone driveway leads to double wooden gates and parking for several cars and turning area. The walled garden lies to the north west of the house, with an attractive terraced area with paths, lawns beyond, and attractive herbaceous borders. There is a further terrace to the west of the house outside of the sun room. To the west of the main garden is a small vegetable plot, and beyond that a lawned area with a rush pond. To the north of the main garden is a orchard.

SITUATION

The village of Closworth lies approximately 5 miles to the south of Yeovil, off the A37 to Dorchester. It is an unspoilt village, with a Church. The nearby villages of Halstock and Yetminster have local shops, with a small shop also at the petrol station on the A37, within ½ mile. The nearby towns of Yeovil and Sherborne offer a wider range of shopping, private and state educational and leisure facilities. Yeovil Junction station is less than 3 miles away, with a travelling time just short of 2½ hours to London Waterloo. Sutton Bingham reservoir is a short distance away offering angling and sailing. The Jurassic Coast at West Bay is within ½ hour drive.

DIRECTIONS

What3words:///attending.district.helpfully

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, private drainage via a septic tank (tenant to be responsible for emptying), oil (for heating) and mains electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

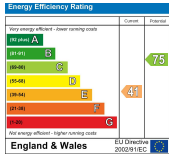
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

DIRECTIONS

From Yeovil take the A37 heading south towards Dorchester. After approximately 4 miles, turn right, sign posted to Closworth. Follow the road into the village, passing the turning to the Church and post box on your left hand side. The entrance to Beech House is then the second entrance on the right, on a sharp left hand bend. It is a newly gravelled entrance with a wall mounted post box and double 5 bar gates.





Beech House, Closworth, Yeovil

Approximate Area = 1938 sq ft / 180 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 2015 sq ft / 187.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1233672



STUR/LM/28/03/25



01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT