



## 1, Huish Place, Yeovil, Somerset, BA20 1AQ

A lovely one bed ground floor flat situated in central Yeovil with easy access to Leonardos, Yeovil District Hospital and town centre.



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- Central location
- Communal drying area

- Easy access to local amenities
- Ground floor apartment

£750 Per Calendar Month

A well presented modern purpose built ground floor apartment within easy walking distance of the Town centre built of brick, render and timber clad under flat roof.

Well fitted open plan kitchen living room. Bathroom with shower over the bath. Entrance hall with cupboard housing plumbing for washing machine. Double bedroom with built in wardrobe.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage , There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the property via Openreach and Allpoints Fibre. There is a low risk of flooding as stated by the GOV.UK website. The property has gas central heating heating and will be let unfurnished.

Available November for an initial 12 month tenancy  
Rent: - £750 per calendar month / £173 per week  
Holding Deposit - £173  
Security Deposit - £865  
Council Tax Band - A  
EPC Band - C  
No deposit is available via Reposit

## OUTSIDE

A communal clothes drying area, bin store and cycle lock up area.

## SITUATION

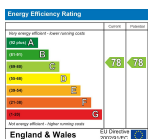
Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are many supermarkets, schools from primary through to secondary and Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. A mainline railway station will be found at Yeovil Junction, good road links to the A30, A303 and A37 are all close by. The M5 junction 25 is approximately 20 miles away and the South Coast approximately 25 miles.

## DIRECTIONS

what3words///bank.depend.cages

If walking from the town to the property head over the bridge near Tesco and head towards the car park and the flat will be found on the right as you enter the car park.

Driving from the hospital roundabout head towards the college roundabout and take the first exit onto Preston Road. Take the second left into Grove Avenue. At the end of the road turn left follow the road to the end, turning left towards the car park and the property can be found on the left.



Yeovil/TSG/22.10.25



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