



## Folly Lodge, Folly Lane, South Cadbury, Yeovil, Somerset, BA22

7ES

A spacious detached four bedroom bungalow



- Village location
- Spacious accommodation
- Situated in a no through lane

- Detached bungalow
- Easy access to A303
- Double garage

£1,500 Per Calendar Month

A 4 bedroom detached bungalow built of brick under a tiled roof

Well fitted kitchen with utility room. Dining Room, Sitting Room with open fire. 3 double bedrooms one with en-suite shower room. One single bedroom.

The rent is exclusive of the following utility bills council tax, mains electric, oil, 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 in the area. There is a very low risk of flooding as stated by the GOV.UK website. The property has oil central heating heating and will be let furnished.

Available March for an initial 12 month tenancy  
Rent: - £1500 per calendar month / £346 per week  
Holding Deposit - £346  
Security Deposit - £1730  
Council Tax Band - F  
EPC Band - D  
No deposit option available via Reposit

## OUTSIDE

Garden surrounds two sides of the property, laid mainly to lawn. Driveway parking. Double garage.

## SITUATION

The property is situated in the heart of a Somerset village less than a mile from the A303. The market town of Sherborne is 6.5 miles and Yeovil 10.5 miles.

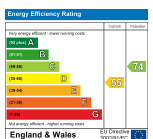
## DIRECTIONS

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South Cadbury can be easily found signposted from the A303. In the centre of the village The Camelot public house can be found and Folly Lane is adjacent to the side of this. Folly Lodge is a short distance down on the left hand side.



Yeovil/KM/28.01.2025



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