



Garden Cottage, North Cadbury, Yeovil BA22 7DR

£2,250 per calendar month. Available from July 2024

Fowler Fortescue
RURAL ASSET MANAGEMENT



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A pretty thatched detached cottage situated in the sought-after village of North Cadbury.

| Sitting Room | Study | Conservatory/Garden Room | Kitchen/Breakfast Room | Utility Room | Downstairs WC | Four Bedrooms | Family Bathroom | One en-suite Shower Room | Wrap around lawns with terrace | Private Parking for several vehicles |

Description & Location

Pretty stone thatched cottage set within its own garden and offering good family accommodation. Lying within private farmland in the sought after village of north Cadbury, the property offers far reaching views over the surrounding countryside.

Situation

This well appointed property sits in its own wrap around garden with parking, adjoining Cadbury Court. North Cadbury benefits from an excellent primary school. There are great transport links to London to the East and Exeter to the West via the A303. The nearby towns of Castle Cary and Sherborne offer direct lines to London (Paddington and Waterloo respectively). Wincanton (3 miles) and Sherborne (6 miles) boast a range of supermarkets, independent shops, bars and restaurants and leisure facilities.

Hazelgrove Preparatory School is less than 4 miles from Garden Cottage with Kings Bruton, Leweston, Millfield and Sherborne Schools all within easy distance.



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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

fowlerfortescue.co.uk



Accommodation

GROUND FLOOR

ENTRANCE Hall with stairs leading to First Floor.

LIVING ROOM with dual aspect windows overlooking garden. Wood flooring. Understairs cupboard.

KITCHEN/BREAKFAST ROOM

fitted units with range oven, dishwasher and breakfast bar.

Dual aspect. Wood flooring

STUDY with double doors to

CONSERVATORY with double doors leading into garden.

WC and door to

UTILITY ROOM with plumbing for washing machine. Door to parking area and driveway.

FIRST FLOOR

BEDROOM 1 with built in storage, en suite SHOWER ROOM and dual aspect.

BEDROOM 2 with ensuite SHOWER ROOM and en suite SHOWER ROOM

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

Outside

Private parking for several cars on hardstanding

Gardens

Lawns wrapping around the property with south facing terrace. Garden shed.

Services

The property is served by oil central heating.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000 Mbps) available to the property and good mobile phone signal from the main providers externally. A booster is recommended internally. Intending tenants to satisfy themselves with broadband and mobile services.

Council Tax

Band F – South Somerset District Council.

EPC

The property has an EPC rating of E53

Pets

By negotiation with the Landlord.

Availability

The property is available from July 2024 for a minimum period of twelve months.

Terms & Fees

The rent is £2250 per calendar month exclusive of council tax and all utilities, payable in advance by direct debit.

A holding deposit of £519 is payable to secure the property (see further details and conditions in our fee summary).

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Total Approximate Internal Area: 146.82 sq m (1580.4 sq ft)

£2596 is payable as a security deposit and will be held with MyDeposits for the duration of the tenancy.

Viewing strictly by appointment through Fowler Fortescue's office on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.