



# Edwards

Independent Estate Agents - Est 1926

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## **MILLBROOK, HORSEY LANE, YEOVIL**

Monthly Rental of £1050

A MODERN TWO BEDROOM TERRACE HOUSE IN A QUIET POSITION, WELL PLACED FOR THE TOWN CENTRE AND WITH NEW FITTED KITCHEN

- AVAILABLE NOW
- HOLDING DEPOSIT £242
- DEPOSIT £1210
- COUNCIL TAX BAND B
- ENERGY PERFORMANCE RATING TBC

# 26 MILLBROOK, HORSEY LANE, YEOVIL BA20 2TN

## ACCOMMODATION

### GROUND FLOOR

#### FRONT DOOR to:

**ENTRANCE HALL** with radiator, stairs to the first floor and small pane glazed door to:

**LOUNGE 16'9" (5.11m) x 9'8" (2.96m)** with new fitted carpet, double radiator, modern electric fire, understairs cupboard, coved ceiling, double glazed window to the front. Small pane glazed door to:

**KITCHEN 12'9" (3.89m) x 10'6" (3.2m)** recently refitted and having an excellent range of white units and including a stainless steel sink, worktops, built-in oven and ceramic hob with extractor canopy, space for washing machine, wall and base units, wall mounted boiler, vinyl flooring, LED lighting, double glazed window to the rear and double glazed back dor.

### FIRST FLOOR

**LANDING** with built-in airing cupboard and radiator. Doors to:

**BEDROOM ONE 12'9" (3.88m) x 10'6" (3.21m)** with radiator and two double glazed windows to the rear.

**BEDROOM TWO 9'8" (2.95m) x 9'9" (2.97m)** with radiator, wardrobe recess and double glazed window to the front.

**BATHROOM** having a white suite comprising a panelled bath with tiled surround and shower over, shower screen, pedestal wash basin with tiled splashback, close coupled WC, towel rail/radiator, extractor fan and vinyl flooring.

**OUTSIDE** The property enjoys a level plot with the gardens laid to gravel front and back for ease of maintenance. A rear gate leads to the parking area and **PRIVATE SPACE**.

**SERVICES** All mains services are connected.

**OUTGOINGS** The property is in Band B for Council Tax purposes. Energy Efficiency Rating tbc.

**VIEWING** By appointment through **Edwards** on Yeovil (01935) 423434 or 07784392192.

**TENANCY** The property is available on an Assured Periodic Tenancy at £1050 pcm.



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.