



## 120, Larkhill Road, Yeovil, BA21 3HN

A spacious three bedroom family home



- New decoration throughout
- Neutral carpets upstairs
- Modern shower room

- Modern hard flooring downstairs
- Modern kitchen

£1,200 Per Calendar Month

An end of terraced three bed house built of concrete block under tiled roof

Front door opens to hallway. The light and airy lounge is located to the front with the kitchen/diner to the rear with door to outbuilding storage. Upstairs are three good size bedrooms and a shower only bathroom.

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 area. As stated on the GOV.UK website there is very little risk of flooding. The property has gas central heating and will be let unfurnished.

Available April for an initial 12 month tenancy  
Rent: - £1200 per calendar month / £276 per week  
Holding Deposit - £276  
Security Deposit - £1500  
Council Tax Band - A  
EPC Band - D  
Alternative Deposit available via REPOSIT

## OUTSIDE

Garden to front and rear laid to lawn.

## SITUATION

Larkhill Road is situated on the Western side of Yeovil.

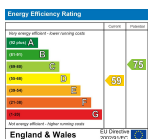
## DIRECTIONS

What3words///weedy.locals.yappy

From the hospital roundabout head towards the college roundabout, taking the first exit onto Preston Road. Continue until the second set of traffic lights, turn right onto Larkhill Road, the property will be found on the right hand side.



Yeovil/TSG/02.04.26



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