



2 Lake Retreats, Somerton Road, Ilchester, BA22 8JL

A beautifully presented fully furnished four double bedroom property with all utilities included.



- Wonderful countryside location
 - Utilities included
 - Well fitted modern kitchen
- Beautifully furnished
- Ample off road parking
- Hot tub available by separate negotiation

£3,500 Per Calendar Month

Available now for an initial 12 month tenancy. Rent includes, water, sewerage, electric, heating oil, wi-fi, council tax and mowing of grass.

Lake Retreats is a modern 4 bedroom fully furnished semi detached property with views over the lake and fields. Electric underfloor heating included in the rent.

Open plan well fitted kitchen / diner / sitting room with doors to the outside patio area. One double ground floor bedroom with en-suite. On the first floor you will find a double bedroom with en-suite and a twin room with bathroom adjacent.

On the second floor a double bedroom with shower room adjacent and door leading to the balcony with countryside views.

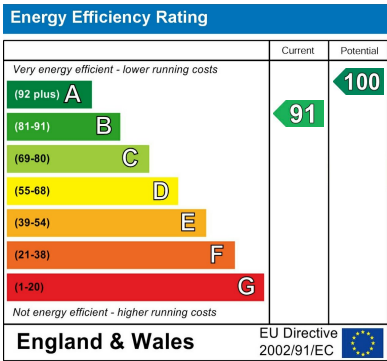
The property is approached via a concrete driveway with ample off road parking.

Rent £3,500 per month / £808 per week to include water, sewerage, electric, heating oil, council tax. wi-fi and grass mowing.
Holding Deposit £808
Security deposit £4038
EPC band B
Council tax included in rent

SITUATION
Ilchester is a village situated on the River Yeo five miles north of Yeovil. The village offers local amenities, local shop, restaurants and public houses. Garage and take away.

DIRECTIONS
Come off the A37 into Ilchester, continue through the village, taking the first exit on the roundabout towards Somerton. After Norseland, over the bridge over the A303 take the first left, continue down the driveway, veering left follow the concrete road.

what3words: ///behave.crunch.porridge



Office/Neg/Date



01935 423526
yeovil@symondssandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.