



Symonds  
& Sampson

# 1 Barton Court

High Street, Sparkford, Yeovil

# 1 Barton Court

High Street  
Sparkford  
Yeovil BA22 7FL

A stunning four double bedroom detached family home.



- Modern development
- Easy access to A303
- Heat Pump Air Source
- Underfloor Heating throughout
- Top quality fittings throughout
  - EPC rating B

£2,400 Per Calendar Month

Yeovil Lettings  
01935 423526  
yeovil@symondsandsampson.co.uk



## THE PROPERTY

A stunning four double bedroom detached family home, the largest on the development built of stone under tiled roof.

The property comprises of a fully fitted well designed kitchen complete with fridge/freezer, double oven and integrated dishwasher with large utility housing the washing machine and tumble dryer and access to the double car port.

The wrap around lounge and dining room offers good reception space with an open plan feel with opening double french doors between the lounge, dining room and kitchen. Upstairs are four double bedrooms, the master with ensuite and built in wardrobes, a family bathroom complete with low level lighting.

The rent is exclusive of the following utility bills council tax, mains electric 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 . There is a low risk of flooding as stated by the GOV.UK website. The property has heat pump air source and underfloor heating throughout. and will be let unfurnished.

Available December for an initial 12 month tenancy  
Rent: - £2400 per calendar month / £553 per week  
Holding Deposit - £533  
Security Deposit - £2765  
Council Tax Band - F  
EPC Band - B  
No deposit is available via Reposit

## SITUATION

Court Barton It is located just off the High Street in Sparkford and a short drive from the A303 linking the village with both Exeter and the West Country to London (via M3). Nearby railway stations include Sherborne, Yeovil and Castle Cary which links directly with London.

Sparkford is a small village located with very straightforward access to the A303, ideal for people commuting to the local towns of Yeovil and Sherborne and further afield as far as Salisbury and Exeter.

## OUTSIDE

The rear garden is fully enclosed by high walls with gate access to the driveway and car port and is laid to lawn and patio.

## DIRECTIONS

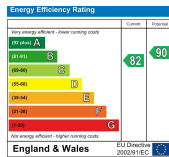
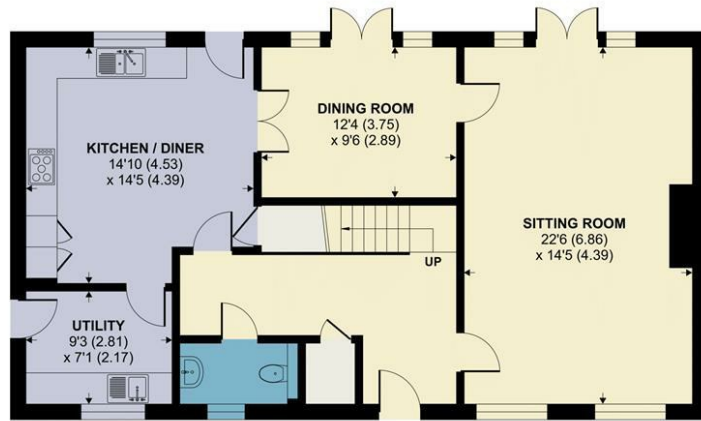
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# Barton Court, High Street, Sparkford, Yeovil

Approximate Area = 1894 sq ft / 175.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1377223



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01935 423526

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



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