



TO LET

Room 1, 8 Abbots Way, Yeovil, BA21 3HX

Monthly Rental Of £750



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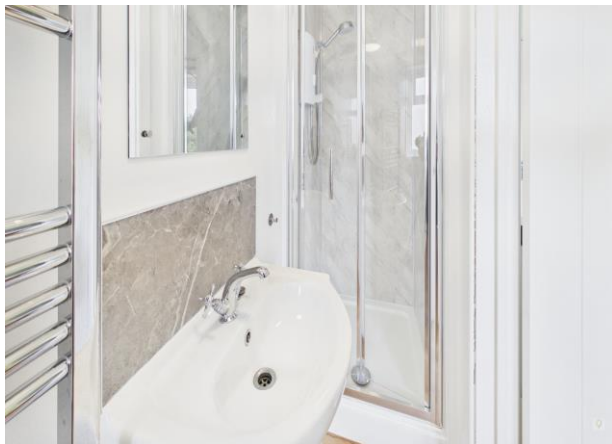
Orchards Estates is delighted to bring to the market Room 1 of 4 in a shared home in Abbots Way.

The property has been immaculately renovated to produce four, high quality en suite rooms with communal living area and kitchen.

There is also a garden area, storage for bikes in the communal garage space and the option of renting the one available parking space at £25pcm.

Room 1 has the benefit of its own patio door, giving the option of its own separate entrance from the rest of the house as well as added ventilation on sunnier days.

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LOCATION

Yeovil is a thriving market town surrounded by beautiful countryside offering good shopping, business, cultural and leisure activities including a multi-screen cinema and adjacent ten pin bowling, public swimming pool, Nuffield Health Club, Westland's Entertainment Centre, along with an excellent range of restaurants and bars. Mainline train station and excellent transport links as Yeovil is situated within easy reach of the A303, the county town of Taunton and the M5 are approximately 24 miles.

Only 7 miles from the delightful Abbey town of Sherborne with its well-known schools and 19 miles from Dorchester.

The Dorset coast at West Bay is 20 miles distant. The cities of Exeter, Bristol, Bath and Salisbury are all within approximately 1 hours driving distance.

Sporting activities include golf at Yeovil and Sherborne, fishing and dinghy sailing at Sutton Bingham Reservoir.

Approach

The bungalow is in an elevated position making it very light and airy with quiet, surrounding roads and plenty of on road parking.

Communal living space

The front door opens into an entrance hall area, with a door to the kitchen on the left and a door on the right to the living area.

The kitchen has a range of base and wall units, oven, hob, kettle as well as cooking utensils and plates.

In the communal living area there are sofas, a breakfast bar and wall mounted TV.

There is a utility room with washing machine, dryer and large sink.

Bedroom

The bedroom is light and airy with high ceiling, feature wall with paneling, hard flooring, double bed, wardrobe, chest of drawers, desk and chair.

This room has its own patio door entrance / access to the garden.

There is a door to the suite shower room with wc and wash hand basin.

The room and en suite have been beautifully decorated with neutral colours.

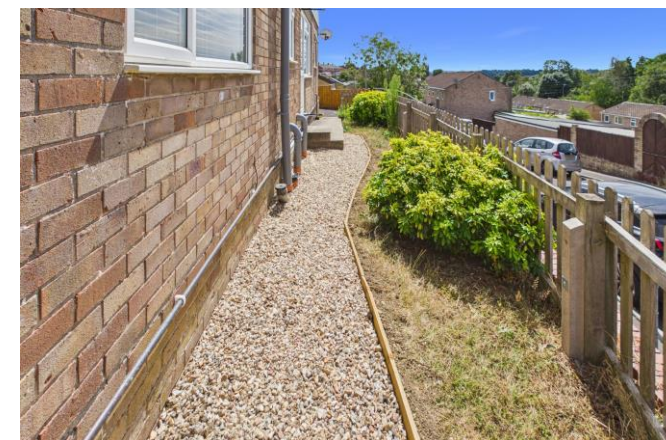
It is a light and airy room within a very quiet location.

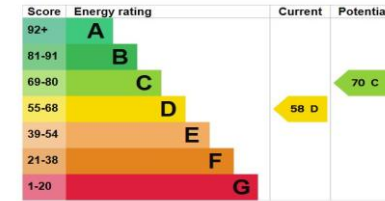
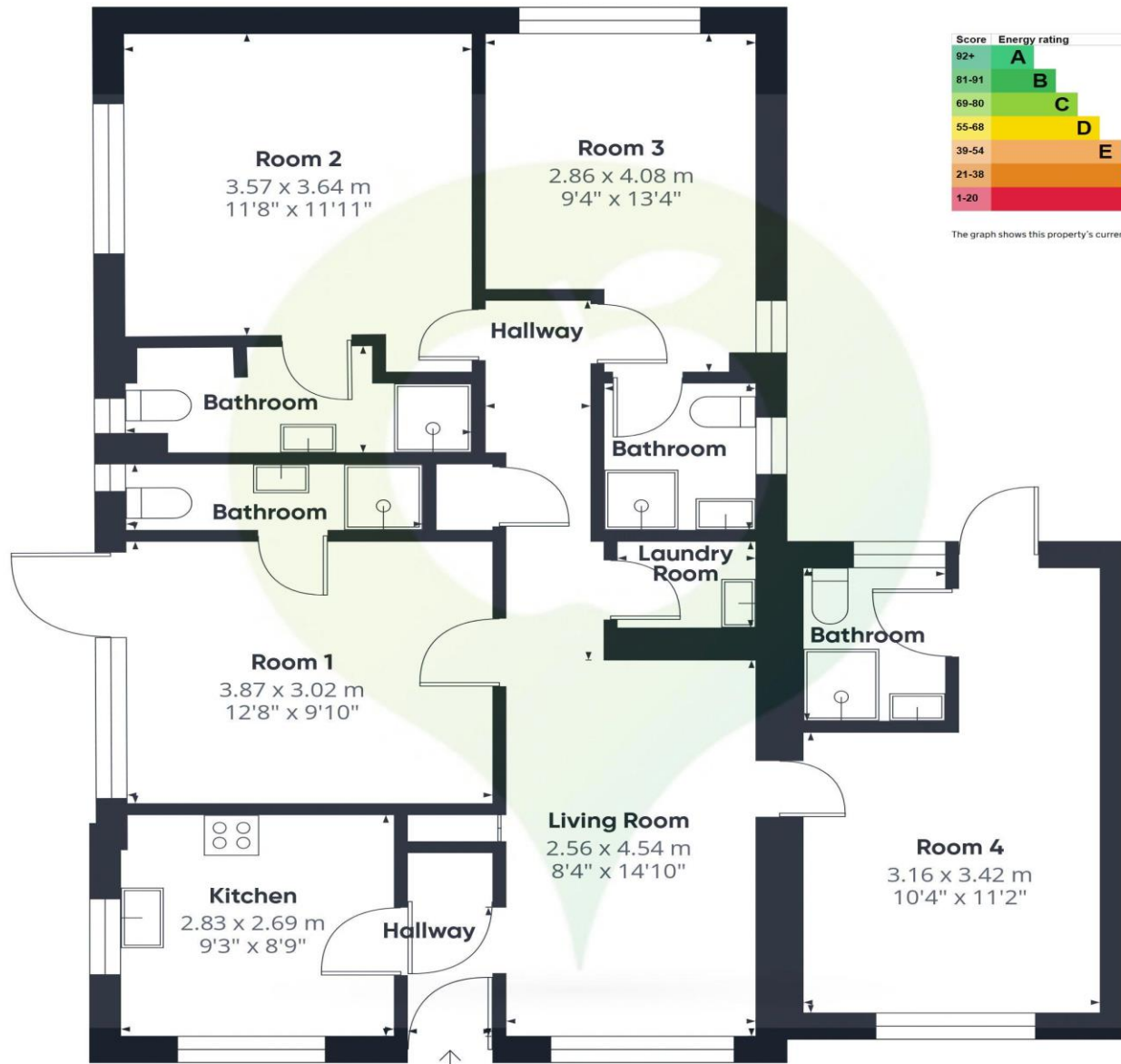
Outside

There is a rear garden with washing line and garden chairs. It is an ideal, private and sunny spot. There is also one space on the drive offered on a first come first serve basis to residents in the house. Please enquire about this parking space which would be offered at £25pcm. In addition, there is a garage offering storage for bikes for all the house residents.

Material Information

- HMO - House of many occupants
- Total of 4 rooms
- Communal kitchen and Living Room
- Rear Garden with washing line
- There is 1 parking space available at a additional £25pcm
- All bills including council tax and Wi-Fi are included in the rent
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea





The graph shows this property's current and potential energy rating.



Approximate total area^m

90.3 m²
971 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.