



TO LET

Huish, Yeovil, BA20 1BG

Monthly Rental Of £1,300



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ESTATES

This well presented 1930's terraced property comprises an entrance hall leading to the lounge, dining room and rear kitchen and features 3 bedrooms and a family bathroom. To the rear there is an enclosed and fenced garden, along with off road parking. An initial viewing is advised to fully appreciate the property.

Monthly Rental Of £1,300



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, the Octagon theatre 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.

Entrance hall

Front door, front-facing window, stairs to the first floor, radiator and carpeted flooring.

Lounge 10' 4" x 12' 8" (3.15m x 3.86m)

Front aspect windows, door to rear, fireplace with gas fire, wall lights and radiator with open archway to dining area.

Dining Room 12' 8" x 12' 3" (3.86m x 3.73m)

Rear aspect glass door to rear garden, understair storage area and doorway to kitchen.

Kitchen 10' 2" x 8' 11" (3.10m x 2.72m)

Side aspect double glazed windows (fitted within last 5 years), fitted kitchen comprises a range of wall and base units, a single bowl sink, electric cooker point, space for fridge and plumbing for a washing machine.

Family Bathroom

Side and rear aspect windows, bath with overhead shower, vanity wash hand basin, WC, radiator and vinyl flooring.

Landing

Stairs to ground floor and loft access.

Bedroom 1 15' 10" x 10' 4" (4.82m x 3.15m)

Four feature front aspect double glazed windows, carpeted flooring, feature fireplace, built in wardrobe and a radiator.

Bedroom 2 12' 3" x 10' 8" (3.73m x 3.25m)

Rear aspect window, carpeted flooring, feature fireplace and radiator.

Bedroom 3 9' 10" x 9' 0" (2.99m x 2.74m)

Rear aspect window, carpeted flooring, radiator, WC and wash hand basin.

Rear Garden and Parking

Enclosed and fenced rear garden which has been opened up to provide rear parking space.

Material Information

- EPC - D
- Council Tax - B
- Services - Mains electric, gas, water and drainage
- Allocated parking
- Broadband - Ultrafast 1800Mbps available (Ofcom Broadband Checker)
- Flood Zone 1 - This property has very low risk of flooding from the rivers and sea (Source Gov.co.uk)
- A property privately owned by a member of staff at Orchards Estates.





Approximate total area⁽¹⁾
88.4 m²
951 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.

GIRAFFE360



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	75 C
39-54	E		
21-38	F		
1-20	G		

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



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