

## Flat 1, Central House, Church Street, Yeovil, Somerset, BA20 1FD

Ground floor two bedroom flat located in central Yeovil close to the hospital.



- Central Yeovil location
- Close to hospital
- Open plan

- Ground floor
- Modern
- Basement storage

£850 Per Calendar Month

A two bed ground floor flat in central Yeovil built of stone.

An open plan kitchen and lounge, two double bedroom and shower room apartment.

A conversion of a former office building centrally located off Princes Street, Yeovil. The proximity of the apartments provides direct access into the town and lies adjacent to the St. Johns Church. Municipal car parking will also be found close by.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom mobile signal is likely please refer to their website for details and according to Ofcom's website ultrafast broadband is available in the area.. There is a low risk of flooding as stated by the GOV.UK website. The property has electric heating and will be let unfurnished.

Available Mid April for an initial 12 month tenancy  
Rent: - £850 per calendar month / £196 per week  
Holding Deposit - £196  
Security Deposit - £980  
Council Tax Band - B  
EPC Band - D  
No deposit option available via Reposit

## OUTSIDE

There are areas of communal halls/stairs etc. A basement storage facility. These areas will be maintained via the management company.

## SITUATION

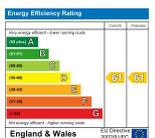
The development is sited within the town centre of Yeovil, the properties lie in the back drop of St. John's Church and only a couple of minutes (100m) from the front doors of Marks and Spencers and the Quedam shopping centre. The leisure complex lies towards the lower end of the town, where you will find the newly opened Beefeater restaurant and Premier Inn, along with various other restaurants, a multi-screen cinema, ten pin bowling alley and a gym with health centre. The beautiful Ninesprings Country Park is close by, which is a 127 acre park in the middle of the town, incorporating an abundance of small rivers, lakes, waterfalls, grassland, country trails and walks, there is also a large woodland and a children's play area. The town of Yeovil offers two mainline rail stations at Yeovil Junction and Pen Mill, both within a mile of the property. There are excellent shopping, business and cultural facilities; numerous supermarkets, as well as schools from primary through to secondary schools and a college within easy reach. Regular buses that run within the town and the neighbouring towns and villages. The town is also extremely well placed jointly on the A30 and A37, the A303 trunk road is only about 5 miles away - with the M5 (Junction 23), about 20 miles away and the South Coast 25 miles distant.

## DIRECTIONS

From our offices proceed up the road and turn right into St Johns Church Garden walk towards Princes Street. The apartment block is on the right hand side just after the hairdressers.

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Yeovil/TSG/11.03.26



01935 423526

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



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