



FOR SALE

Huish, Yeovil, BA20 1BW

Monthly Rental Of £1,250



ORCHARDS
ESTATES

This three bedroom period property is situated within easy reach of the Yeovil town centre.

The accommodation comprises spacious sitting room through to a dining room, a modern fitted kitchen with a useful pantry and a downstairs bathroom.

Upstairs are three good size bedrooms. To the rear of the property is a private enclosed garden.

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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, 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 Porch

Double glazed door to front, laid to carpet and single glazed door to entrance hall.

Entrance Hall

Stairs to first floor, laid to carpet, exposed brick wall and radiator.

Sitting Room

Front aspect double glazed bay window, laid to carpet and box archway to dining room.

Dining Room

Rear aspect double glazed window, panelled wall, feature brick open fireplace and laid to carpet.

Kitchen

Side aspect double glazed window, fitted kitchen comprising a range of base units and worktops over, alcove with base units and shelving, single bowl sink, electric hob with extractor over, electric oven, gas combi boiler, vinyl flooring, tiled splashbacks, vertical radiator, under stairs pantry and double glazed door to side.

Bathroom

Rear aspect double glazed window, bath with mixer taps, pedestal wash hand basin, WC, half tiled walls, vinyl floor and chrome heated towel rail and radiator.

Landing

Large storage cupboard, access to loft and laid to carpet.

Bedroom One

Two front aspect double glazed windows, decorative fireplace, laid to carpet and radiator.

Bedroom Two

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Three

Rear aspect double glazed window, feature open fireplace, laid to carpet and radiator.

Garden

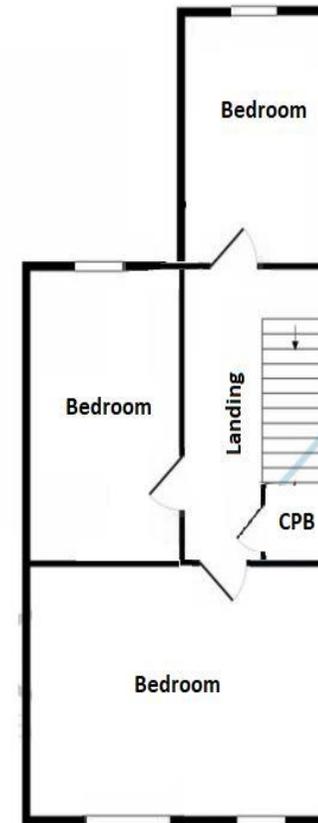
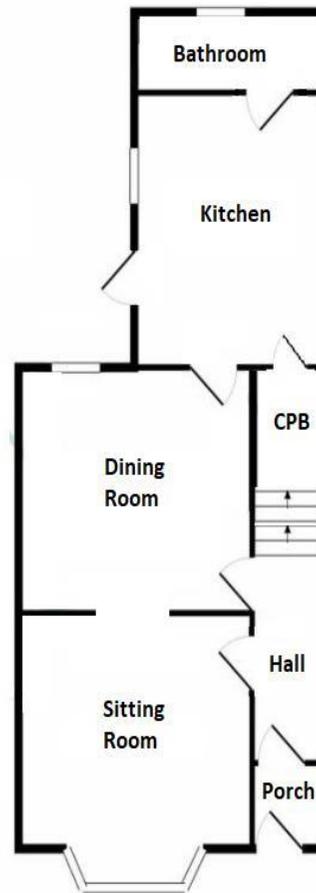
Laid mainly to gravel with shed and pathway to rear gate enclosed by wall and fencing.



AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.