



To Let

Orchards Estates - Celebrating 10 years of helping you move



East Lambrook, South Petherton, TA13 5HF

Monthly Rental Of £725



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Situated in the highly sought after village of East Lambrook is this beautifully presented detached bungalow with stunning countryside views and the added benefit of off road parking. The accommodation comprises spacious open plan kitchen/living/dining room, dual aspect double bedroom with fitted carpet and built in wardrobe, modern shower room and a gorgeous conservatory with lovely views. To the rear of the property is a manageable garden and to the side off road parking for 1 car. Offered to let with water, electricity and broadband included in the rental price and in a ready to move in condition, an early viewing comes highly recommended.

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LOCATION

East Lambrook is well known for the 15th Century Manor House and the homely Rose & Crown public house and is only a short distance from South Petherton which is a small residential country town with a village atmosphere, set in surrounding countryside circa 1 mile from the A303 roadway and offers a range of shopping facilities, day centre, two schools, library, inns, bank, post office, churches, doctor and veterinary surgeries, chemist, tennis and bowling clubs and bus services to neighbouring towns and villages. Yeovil lies approximately 10 miles away. Crewkerne (mainline station-Waterloo) is approximately 6 miles. Ilminster 6 miles and the county town of Taunton (M5 motorway and mainline station-Paddington) is approximately 18 miles away.

Entrance Hall

Double glazed door to side, laid to carpet and door to bedroom.

Kitchen/Living/Dining Room - 17' 2" x 16' 10" (5.245m x 5.125m)

Two side aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric hob with extractor over, double electric oven, integrated dishwasher, washer/dryer, fridge/freezer, vinyl flooring in kitchen area, laminate flooring in dining/living area, two radiators, door to bathroom and double glazed French doors to conservatory.

Conservatory - 12' 2" x 7' 9" (3.702m x 2.352m)

Front and side aspect windows with amazing views, tiled flooring and double glazed sliding patio doors.

Bedroom - 15' 2" x 11' 0" (4.625m x 3.341m)

Side and rear aspect double glazed window, double built in wardrobe, newly fitted carpet and radiator.

Bathroom

Side aspect double glazed window, shower cubicle, wash hand basin with vanity, WC, tiled splash backs, extractor fan and heated towel rail.

Parking

Off road parking for 1 car.

Garden

Manageable garden laid to gravel enclosed by fencing with side access

LANDLORD INFORMATION

The landlord has confirmed that the rental price includes water, electricity and broadband.



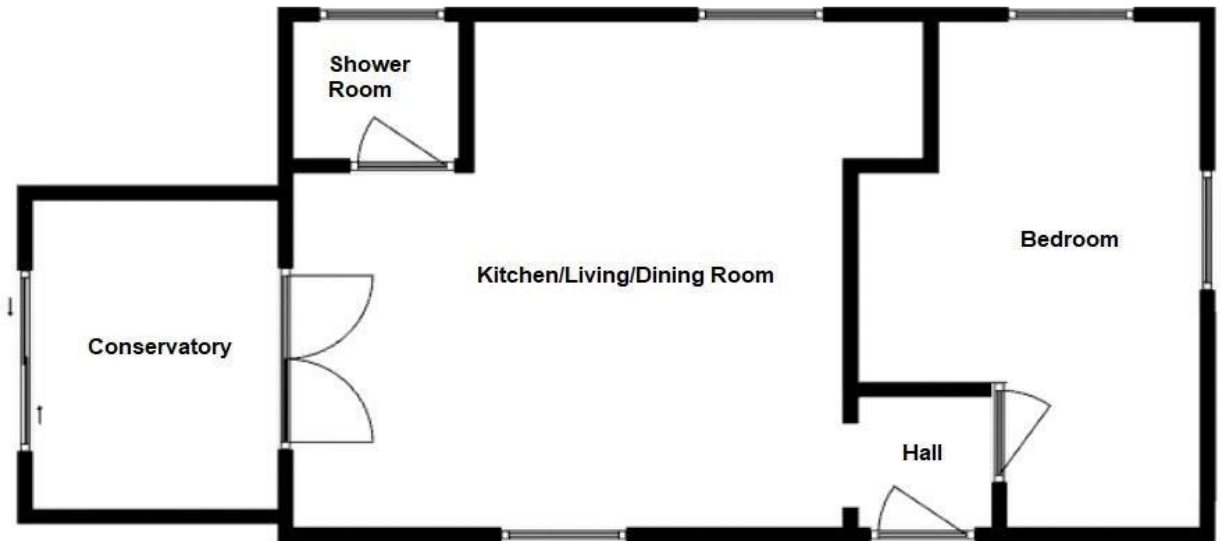
AGENTS NOTE

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.

Directions

From our delightful offices in the Duchy of Cornwall buildings under Ham Hill, follow North Street towards Martock. As you enter the edge of the town just after the recreation grounds, take the first exit off the roundabout over Stoke Road and onto Water Street. This will bend slightly right and then sharp left as you approach Hurst, take the first right hand turn towards South Petherton and keep on this road, driving past Southfork, Castle Reclamation and Parrott Works. After about 1.5 miles, you will see a right hand turn onto East Lambrook Road. Follow this for just over half a mile onto Silver Street and keep left at the junction, this will bring you onto Owl Street where the property can be found approximately 300 yards on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



This plan is for illustrative purposes only and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective buyer.



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www.orchardsestates.com

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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.