



To Let

Yeovil, BA21 3EE

Monthly Rental Of £1,100



ORCHARDS
ESTATES

Situated within easy reach of local amenities and regular bus service, is this detached two bedroom bungalow with the added benefit of off road parking and a garage. The accommodation comprises spacious sitting room, generous kitchen/diner with separate utility, two double bedrooms and a shower room. To the rear of the property is a garden leading to a gated driveway and a garage.

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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. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

Entrance Hall

Door to front, radiator, two cupboards - one housing the boiler and loft hatch.

Sitting Room - 17' 11" x 10' 10" (5.46m x 3.30m)

Rear aspect double glazed window, laid to carpet, wall-hung electric fire and radiator.

Kitchen/Diner - 17' 11" x 10' 9" (5.46m x 3.27m)

Rear aspect double glazed window, double glazed bi-fold doors to side, range of fitted base units with worktops over, one and a half bowl sink, gas hob with cooker hood, electric oven, integrated dishwasher, space for American style fridge/freezer, tall ladder radiator and tiled flooring.

Utility Room - 7' 11" x 5' 7" (2.41m x 1.70m)

Double glazed door to side, fitted base units with worktop over, single bowl sink, plumbing for washing machine, space for tumble dryer, radiator and tiled flooring.

Bedroom One - 11' 10" x 9' 10" (3.60m x 2.99m)

Front aspect double glazed window, built in wardrobe, laid to carpet and radiator.

Bedroom Two - 9' 11" x 9' 10" (3.02m x 2.99m)

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

Bathroom - 6' 6" x 5' 11" (1.98m x 1.80m)

Side aspect double glazed window, shower cubicle with thermostatic shower, wash-hand basin with vanity unit, WC, extractor fan and heated towel rail.

Front Garden

Mainly laid to lawn with pathway to front door with planted borders enclosed by wall with gated access to front and side.

Rear Garden

Laid to patio and lawn leading to the off road parking area and garage enclosed by fencing with gated access.

Parking

Driveway to front of garage accessed via a gate at the rear of the property.

Garage

Up and over door, personal door to side, power and lighting.



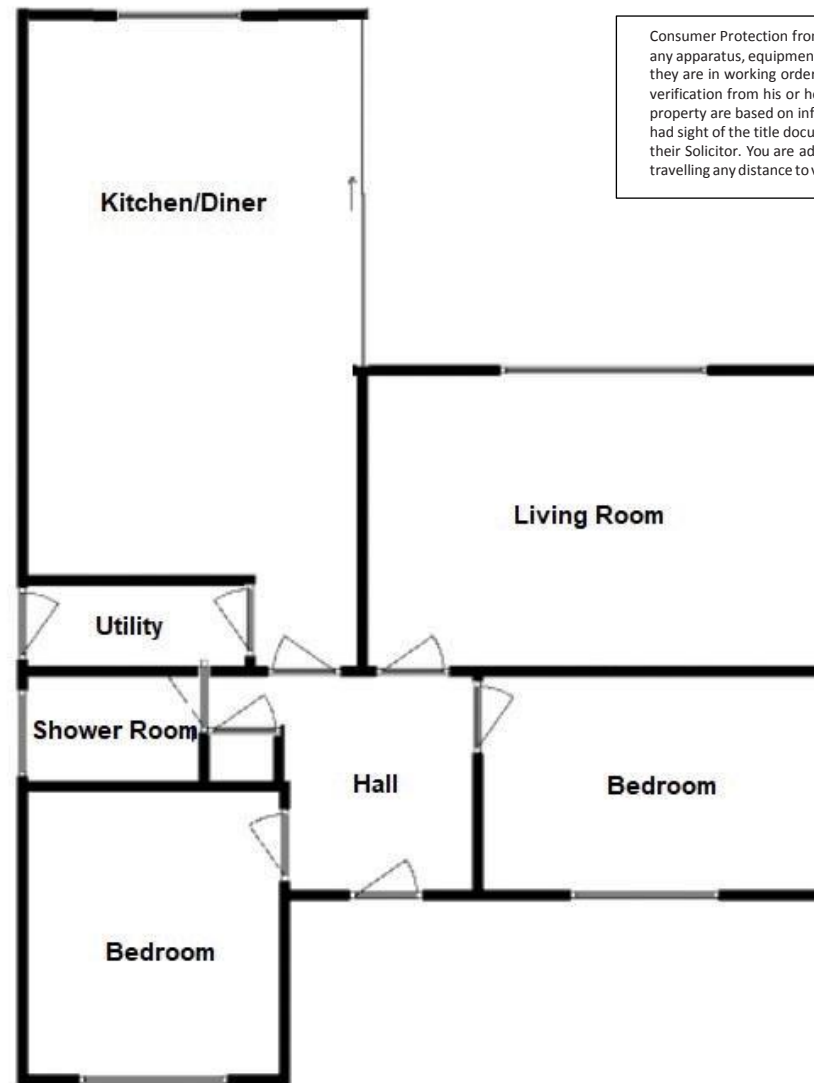
AGENTS NOTE

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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Directions

At Yeovil College roundabout take the exit onto Ilchester Road. Proceed along this road and at the traffic lights turn left into Stiby Road where the property can be found on the left hand side.



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.

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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