



To Let

Yeovil, BA21 3FT

Monthly Rental Of £1,300



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ESTATES

Beautifully presented three bedroom family home situated on an exclusive development with the added benefit of off road parking and a garage. The accommodation comprises spacious living room, generous kitchen diner and downstairs cloakroom. Upstairs are three double bedrooms, en suite shower room and the family bathroom. To the side of the property is a driveway providing off road parking for two cars leading to the garage and to the rear 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. 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, oak flooring, stairs to first floor and radiator.

Living Room - 15' 7" x 11' 6" (4.751m x 3.513m)

Front aspect double glazed sash window, feature fireplace with gas fire, french doors to kitchen, laid to carpet and radiator.

Kitchen/Diner - 19' 2" x 13' 6" (5.850m x 4.122m)

Rear aspect double glazed sash window, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, induction hob with extractor over, double electric oven, integrated dishwasher, integrated fridge/freezer, tiled flooring, under stairs pantry, radiator and double glazed french doors to garden.

Cloakroom

Wash hand basin with vanity unit, WC, half tiled walls, tiled flooring, extractor fan and radiator.

Landing

Laid to carpet, access to loft, two airing cupboards housing hot water tank and gas boiler.

Bedroom One - 13' 4" x 10' 11" (4.060m x 3.331m)

Front aspect double glazed sash window, double built in wardrobe, single built in wardrobe, laid to carpet, radiator and door to en-suite.

En-Suite

Front aspect double glazed window, shower cubicle, wall hung wash hand basin with vanity unit, WC, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

Bedroom Two - 9' 10" x 9' 4" (2.985m x 2.854m)

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



Bedroom Three - 10' 7" x 6' 9" (3.227m x 2.067m)
Rear aspect double glazed sash window, single built in wardrobe, laid to carpet and radiator.

Bathroom
Side aspect double glazed sash window, bath with shower over, wall hung wash hand basin with vanity unit, WC, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

Parking
Gravelled driveway to side providing off road parking for two cars leading to garden with gated access to side to rear garden.

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

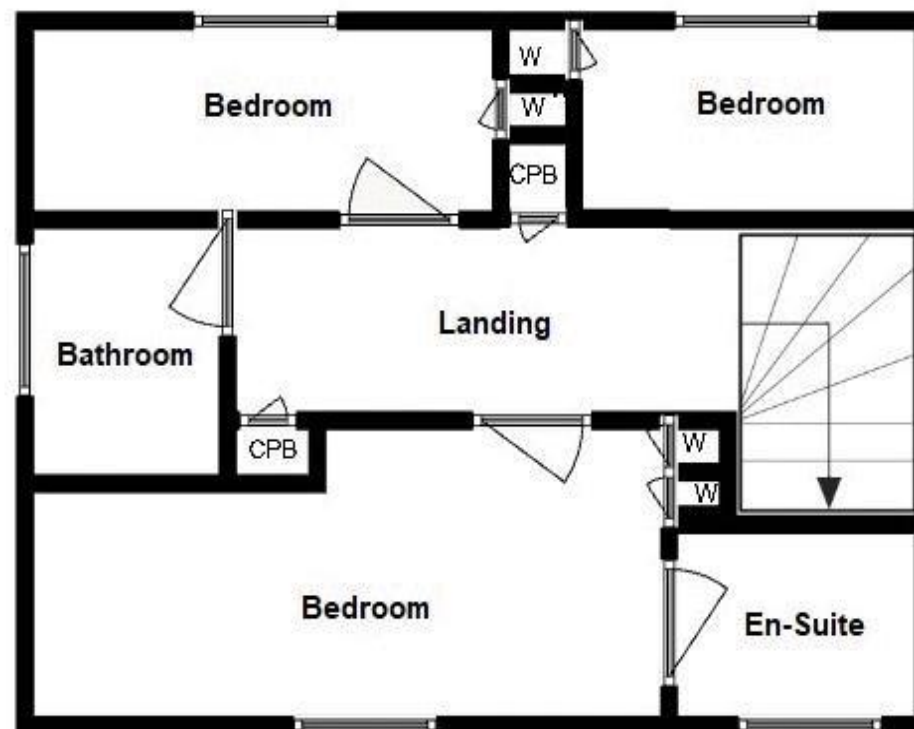
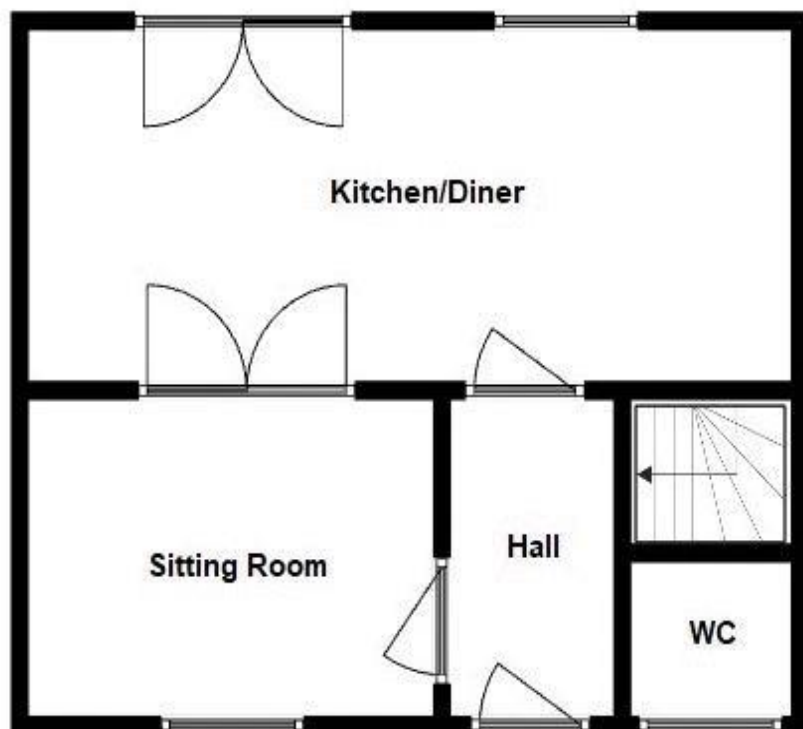
Rear Garden
Initial patio area leading to lawned garden with planted borders enclosed by fencing and gated access to side.

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.

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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions
Proceed along Thorne Lane and at the roundabout take the exit onto Higher Eastern Hill. Turn left into Hutchings Way. Turn left again into Shortland Drive and continue left into Cropways Court where the property can be found on the left hand side.



This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only



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