



To Let

Queen Camel, BA22 7NG

Monthly Rental Of £950



ORCHARDS
ESTATES

Situated in the heart of the beautiful village of Queen Camel, is this charming two bedroom character cottage with the added benefit of off road parking. The well presented accommodation comprises spacious living room, modern fitted kitchen with integrated appliances and a useful downstairs cloakroom. Upstairs are two double bedrooms and the bathroom. To the side of the property is a driveway providing off road parking and to the rear a private enclosed garden.



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LOCATION

The property is located in the pretty historic village of Queen Camel offering a variety of amenities to include a convenience store, pub, community centre, doctors surgery as well as a recently built primary school. A regular bus service is available to the neighbouring town of Yeovil which offers an array of amenities as well as train links. Sparkford and the A303 lies approximately 1.3 miles distant providing major access to both East (M3) and the west.

Entrance Hall

Stable door to side, side aspect single glazed window with secondary glazing, engineered hard wood flooring, stairs to first floor, under stairs cupboard and electric heater.

Kitchen/Diner - 11' 9" x 8' 10" (3.589m x 2.695m)

Front aspect single glazed bay window with secondary glazing, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, integrated appliances to include electric hob with extractor over, electric oven, dishwasher and fridge/freezer, tiled splash backs, Karndean flooring and electric heater.

Living Room - 14' 10" x 11' 2" (4.518m x 3.391m)

Double glazed door and windows to rear, engineered hard wood flooring, wall lights and electric fire.

Cloakroom

Feature stone wall, wash hand basin with vanity unit and tiled splash back, WC and extractor fan.

Stairs and Landing

Side aspect double glazed window, laid to carpet, wooden beams and doors to:

Bedroom One - 14' 2" x 11' 2" (4.314m x 3.415m)

Rear aspect double glazed window, plumbing for washing machine, wash hand basin with cupboard below, laid to carpet and electric heater.

Bedroom Two - 12' 5" x 11' 1" (3.782m x 3.380m)

Front and side aspect double glazed windows, wooden beams, laid to carpet, electric heater and airing cupboard housing pressurised hot water tank.

Bathroom

Side aspect roof window, vinyl flooring, bath with mixer taps, pedestal wash hand basin, WC, extractor fan and chrome heated towel rail.

Parking

Gated driveway to the side of the property providing off road parking leading to the garden.

Rear Garden

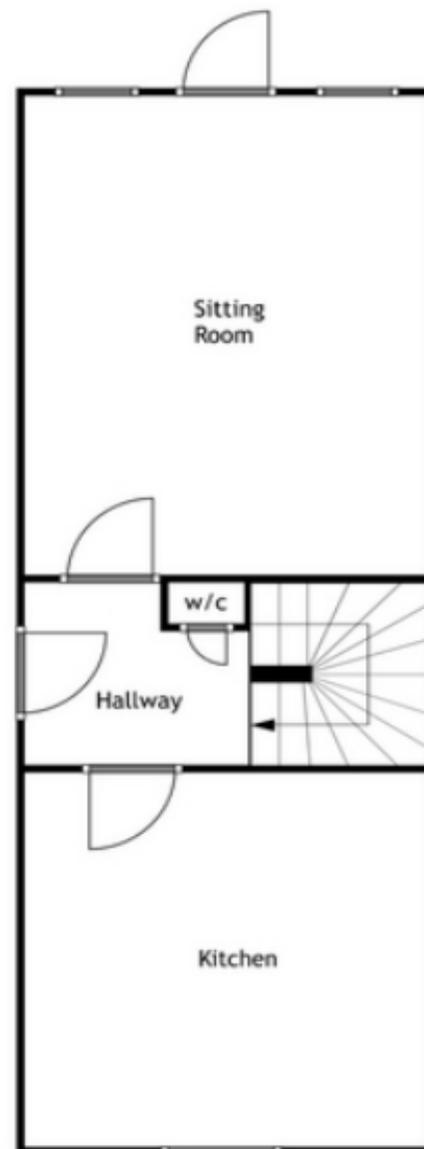
Initial gravelled area with steps leading up to a lawned garden enclosed by fencing.



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		83 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Directions

Following the A359 into Marston Magna and continue into Queen Camel. The property is situated on the left hand side just before the convenience store.



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