



To Let



Full video walk - through

Yeovil, BA20 1EH

Monthly Rental Of £900



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ESTATES



Modern first floor apartment available in a great central location of Yeovil with shops and amenities on your doorstep as well as lovely walks in Nine Springs Country Park. The accommodation comprises spacious living room, modern fitted kitchen with appliances to include gas hob, electric oven, fridge/freezer and dishwasher. Two double bedrooms and bathroom. There is also the added benefit of an allocated parking space and an elevator.

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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.

### Communal Entrance

Lift and stairs to all floors.

### Entrance Hall

Intercom entry phone, laid to carpet, airing cupboard housing boiler with plumbing for washing machine and radiator.

### Sitting Room - 19' 5" x 13' 8" (5.907m x 4.177m)

Dual aspect double glazed windows to front and side, laid to carpet and radiator.

### Kitchen - 9' 3" x 6' 5" (2.832m x 1.960m)

Fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, splash backs, gas hob with extractor over, electric oven, integrated dishwasher, integrated fridge/freezer, vinyl flooring and radiator.

### Bedroom One - 13' 11" x 9' 2" (4.247m x 2.797m)

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

### Bedroom Two - 10' 0" x 7' 10" (3.036m x 2.397m)

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

### Bathroom

Bath with shower over and mixer taps, wash hand basin, WC, extractor fan, light with shaver socket, heated towel rail, tiled walls and vinyl flooring.

### Parking

There is allocated parking.

### 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.

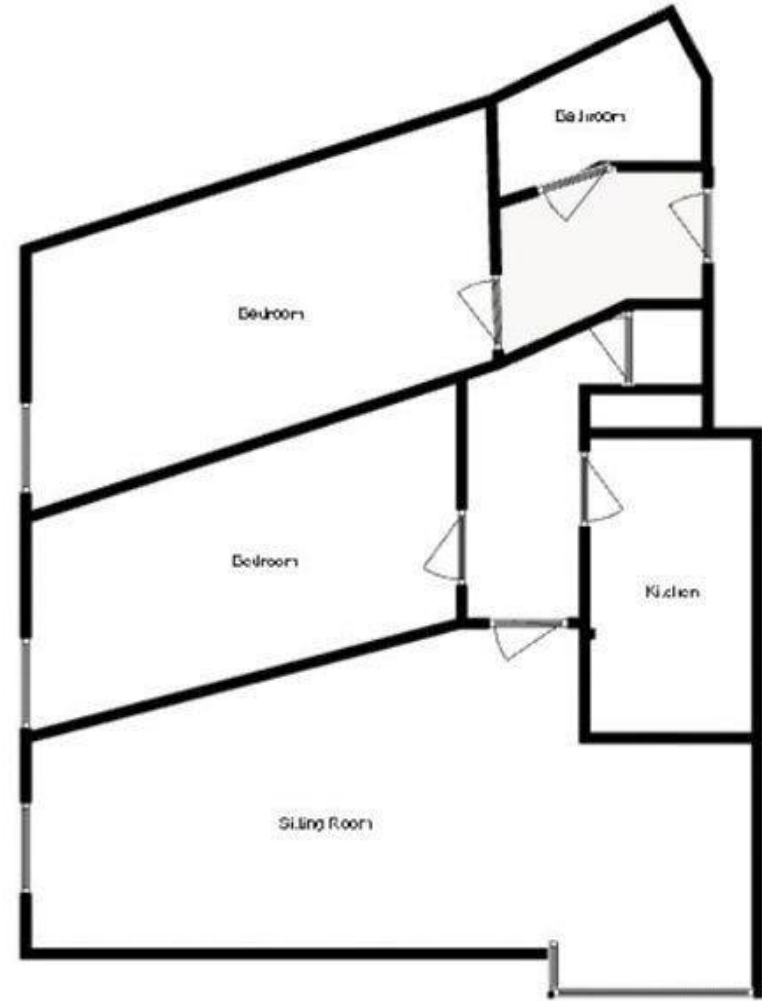


Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Directions

At the entrance to Cineworld off the junction of Summer House Terrace and Old Station Road, keep right and cross the road into Tanyard Way. Follow the road to the end and the apartment block can be found on the right.



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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