



To Let

Yeovil, BA21 5DQ

Monthly Rental Of £975



ORCHARDS  
ESTATES



A deceptively large three bedroom period property situated within easy reach of Yeovil town centre, local supermarket and train station. The accommodation is arranged over three floors and comprises spacious open plan lounge/diner, modern fitted kitchen and sunroom/conservatory. Upstairs are two bedrooms and a bathroom on the first floor with the third bedroom located on the second floor in the attic. To the rear of the property is a private enclosed garden with gated access.

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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.

### Front

Low wall partially enclosing paved area with path to front door.

### Entrance Hall

Double glazed door to front, radiator and stairs to first floor.

**Sitting Room** - 11' 7" x 12' 0" (in to bay) (3.53m x 3.65m)

Front aspect double glazed bay window, radiator, feature fireplace and wood effect laminate flooring.

**Dining Room** - 12' 1" x 11' 10" (3.68m x 3.60m)

Rear aspect double glazed window, radiator and wood effect laminate flooring.

**Kitchen** - 7' 10" x 15' 8" (2.39m x 4.77m)

Two side aspect double glazed window, one rear aspect single glazed window looking into sun room, fitted kitchen comprising a range of wall and base units with worktops over, tiled splashbacks, one and a half bowl sink, electric hob, cooker hood, electric oven, radiator and under stairs cupboard.

**Sunroom/Conservatory** - 8' 2" x 10' 1" (2.49m x 3.07m)

Single glazed windows to side, double glazed French doors to rear, space and plumbing for washing machine, space for tumble dryer and wood effect laminate flooring.

### Stairs and Landing

Floor laid to carpet and stripped wooden floorboards, airing cupboard housing Worcester boiler and stairs to second floor.

**Bedroom One** - 15' 3" (into wardrobes) x 12' 0" (4.64m x 3.65m)

Two front aspect double glazed windows, built in wardrobes, stripped wooden floor boards and radiator.

**Bedroom Two** - 9' 6" x 12' 0" (into wardrobes) (2.89m x 3.65m)

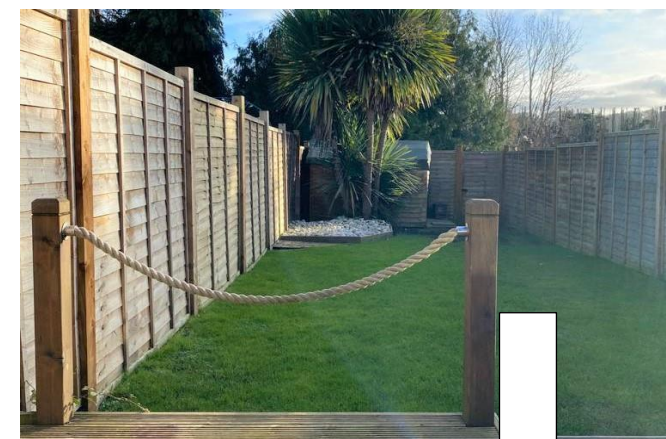
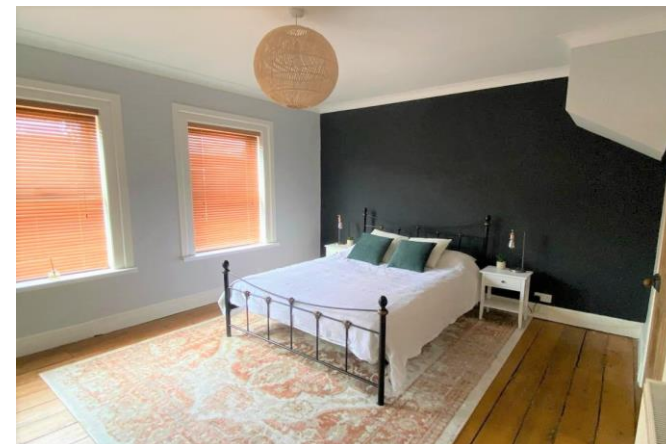
Rear aspect double glazed window, built in wardrobes, radiator and stripped wooden floorboards.

**Bathroom** - 7' 10" x 11' 9" (2.39m x 3.58m)

Rear aspect double glazed window, bath with mixer taps and shower attachment, separate shower cubicle, pedestal wash hand basin, WC and vinyl flooring.

**Attic Bedroom/Snug** - 15' 2" x 11' 2" (4.62m x 3.40m) at widest point (restricted height)

Double glazed Velux type window to rear, eaves storage cupboards and radiator.



### Rear Garden

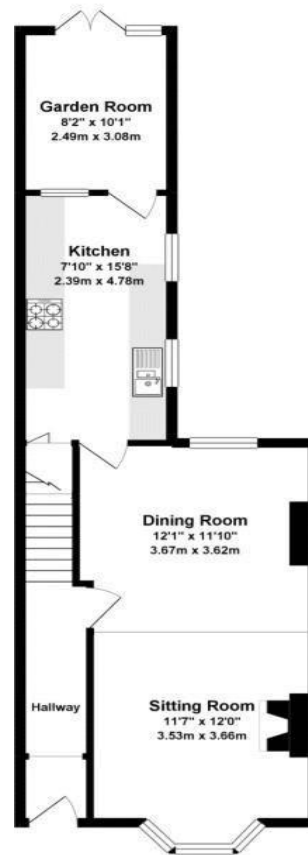
Initial decking area leading to lawn, gate to rear path and lockable refuse bin access.

### 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		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

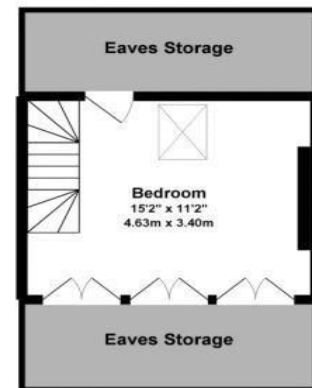
### Ground Floor



### 1st Floor



### 2nd Floor



### Directions

From the Yeovil hospital roundabout take the 2nd exit, proceed along Reckleford and Sherborne Road, turn left at Lyde Road and take the third turning on the right into Camorne Street, then the first left into Camborne Place. Number 6 is the third property on the left hand side.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.