



To Let

Abbey Manor Park, BA21 3RJ

Monthly Rental Of £600



ORCHARDS
ESTATES

Situated in the highly sought after location of Abbey Manor with local amenities close by and a regular bus service to Yeovil Town Centre, this one bedroom well presented first floor flat comes with the added benefit of an allocated parking space. The accommodation comprises sitting room with archway through to a fitted kitchen, a bedroom and a shower room. Having recently been redecorated throughout and with new carpets, this lovely property is ready to move in, so an early viewing comes highly recommended.

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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

Door to front with stairs to all apartments and communal stores.

Entrance Hall

Door to side, laid to recently fitted carpet, access to loft space and doors to:

Sitting Room - 12' 10" x 10' 2" (3.909m x 3.098m)

Rear aspect double glazed box window with nice views, laid to recently fitted carpet, airing cupboard housing hot water tank and shelving, electric heater and archway to kitchen.

Kitchen - 9' 10" x 5' 3" (2.995m x 1.603m)

Side aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, electric hob, electric oven, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs and laminate flooring.

Bedroom - 7' 3" x 6' 10" (2.200m x 2.087m)

Rear aspect double glazed window with nice views and laid to recently fitted carpet.

Shower Room - 7' 7" x 5' 4" (2.303m x 1.615m)

Shower cubicle with electric shower, pedestal wash hand basin, WC, fan heater, tiled walls and vinyl flooring.

Parking

One allocated parking space to the rear of the property.



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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From the "Asda" roundabout take the Western Avenue exit, at the next roundabout take the right hand exit onto Stourton Way follow the road and take a third right onto Long Mead. Take a first right on to Green Mead and the property is situated on the left hand side.



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www.orchardsestates.com

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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.