



To Let

Yeovil, BA20 1AR

Monthly Rental Of £875



ORCHARDS
ESTATES

Conveniently located in Yeovil town centre and having been beautifully renovated throughout, this ground floor two bedroom luxury apartment comes with the added benefit of an en-suite bathroom, your own outside patio area and an allocated parking space. The accommodation comprises an inviting entrance hall, spacious open plan kitchen/living/dining room with French doors opening out to the patio area leading to the communal garden. There are also two double bedrooms, en-suite bathroom to master and a separate shower room. This lovely apartment is ready to move in, so an early viewing comes highly recommended to fully appreciate all that is on offer in this great central location.

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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

Fob entry system and stairs to all apartments.

Hall

Laid to recently fitted carpet, video entry system, double airing cupboard housing boiler, single cupboard with hanging space, radiator and doors to:

Open Plan Kitchen/Living/Dining Room

Living/Dining Room - 18' 8" x 12' 6" (5.694m x 3.800m)

Rear aspect double glazed windows, laid to recently fitted carpet, two radiators, archway to kitchen and double glazed French doors to patio area.

Kitchen - 11' 8" x 7' 3" (3.554m x 2.217m)

Rear aspect double glazed window, recently fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl sink, electric hob with extractor over, electric oven, plumbing and space for washing machine, space for fridge/freezer, tiled splash backs, vinyl floor and spot lights.

Bedroom One - 16' 11" x 11' 3" (5.154m x 3.433m)

Front aspect double glazed window, laid to recently fitted carpet, double built in wardrobe and door to en-suite.

En-Suite Bathroom - 7' 4" x 5' 6" (2.247m x 1.677m)

Front aspect double glazed window, bath with mixer taps, wall hung wash hand basin, WC, tiled walls, vinyl flooring and radiator.

Bedroom Two - 11' 8" x 10' 6" (3.544m x 3.197m)

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

Shower Room - 5' 1" x 4' 9" (1.559m x 1.440m)

Shower cubicle, pedestal wash hand basin, WC, storage cupboard with shelving, tiled walls, vinyl flooring and radiator.

Parking

There is one allocated parking space to the front of the building within a gated area.

Outside

To the rear of the apartment is a small patio area accessed via French doors from the living room and is enclosed by iron railings with gated access to the communal garden.



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.

Directions

From the Hospital roundabout in Yeovil take the exit onto Park Road towards town centre. Follow the road round to the right onto Princes Street and continue round to the right. Proceed along this road and continue right again where the property can be found on the right hand side.

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

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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR



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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.