



To Let

Montacute, TA15 6XD

Monthly Rental Of £1,500



ORCHARDS
ESTATES

Situated in the heart of the beautiful village of Montacute, is this superb detached period home. Presented in great order, the spacious accommodation comprises good size kitchen/breakfast room, sitting room with separate dining room, useful study and downstairs cloakroom. Upstairs are three bedrooms, en-suite shower room and family bathroom. To the side of the property is a mature garden.

Monthly Rental Of £1,500



LOCATION

The property is situated in the desirable and thriving village of Montacute. Montacute itself offers a village school and secondary school within close proximity, local store, petrol station, two public houses, nearby sports centre and not forgetting a stone's throw from the stunning Elizabethan Manor House belonging to the National Trust. The centre of Yeovil is a short drive down the A3088 whilst the A303 east/west trunk road is within 3-4 miles drive. Montacute provides a desirable village to live in and is conveniently situated for numerous local walks onto Ham Hill Country Park which is circa 1 1/2 miles distance.

Entrance Hall

Door to front, wood effect laminate flooring, stairs to first floor, under stairs cupboard and two radiators.

Sitting Room - 15' 1" x 12' 10" (4.6m x 3.9m)

Front aspect double glazed window, stripped wooden floorboards, dual fuel stove and wall lights.

Dining Room - 15' 1" x 12' 10" (4.6m x 3.9m)

Front aspect double glazed window, gas fire and radiator.

Kitchen/Breakfast Room - 15' 9" x 10' 10" (4.8m x 3.3m)

Side and rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with wooden worktops over, one and a half bowl sink, gas hob with extractor over, electric oven, space for American style fridge/freezer, inset lighting, tiled flooring, tiled splash backs and double glazed door to garden.

Study - 9' 10" x 9' 10" (3m x 3m)

Side aspect double glazed window, range of wall and base units, built in cupboards, work/desk area and radiator.

Cloakroom

Side aspect double glazed Velux type window, wash hand basin, WC, extractor fan and radiator.

Landing

Side aspect double glazed window and further steps to upper landing.

Bedroom One - 15' 1" x 13' 1" (4.6m x 4m)

Front aspect double glazed window, exposed painted floor boards, built in wardrobe with dressing table and radiator.

En-Suite

Front aspect double glazed window, shower cubicle with electric shower, wash hand basin, WC and wood effect laminate flooring.

Bedroom Two - 13' 1" x 11' 6" (4m x 3.5m)

Front aspect double glazed window, exposed wooden floor boards and radiator.

Bedroom Three - 10' 10" x 9' 10" (3.3m x 3m)

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

Bathroom

Side aspect double glazed window, Velux type window, bath with shower over, wash hand basin with vanity unit, WC and chrome heated towel rail.



Garden

The garden is to the side of the property and comprises a decking area, terrace and lawned garden with borders of developed shrubs and plants. There is also a gate leading to the front.

Directions
From the centre of Montacute with the Post Office on your left, the property can be found diagonally opposite.

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	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor



Ground Floor



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

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