



To Let

Queen Camel, BA22 7LS

Monthly Rental Of £1,100



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ESTATES

Situated in the heart of the beautiful village of Queen Camel is this three bedroom end of terrace family home with the added benefit of off road parking. The accommodation comprises spacious sitting room, generous kitchen/diner, utility room and downstairs shower room. Upstairs are three bedrooms and the family bathroom. Outside is a garden to the front and a private enclosed garden to the rear with covered patio area and shed. A gate leads to the rear of the properties where you will find a car port providing off road parking for up to 2 cars.

Monthly Rental Of £1,100



The property is located in the pretty historic village of Queen Camel offering a variety of amenities to include a convenience store, pub, community centre, doctors surgery as well as a recently built primary school. A regular bus service is available to the neighbouring town of Yeovil which offers an array of amenities as well as train links. Sparkford and the A303 lies approximately 1.3 miles distant providing major access to both East (M3) and the west.

Entrance Hall

Double glazed door to front, laid to carpet with under floor heating, stairs to first floor and under stairs cupboard.

Living Room - 15' 11" x 13' 6" (4.842m x 4.114m)

Two front aspect double glazed windows and laid to carpet with under floor heating.

Kitchen/Diner - 16' 9" x 15' 5" (5.094m x 4.706m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with solid wood worktops over, one and a half bowl ceramic sink, electric hob with extractor over, electric oven, plumbing and space for dishwasher, space for fridge/freezer, airing cupboard housing hot water tank and shelving, tiled splash backs, vinyl flooring with under floor heating and door to utility room.

Utility Room - 6' 8" x 6' 7" (2.028m x 2.001m)

Rear aspect double glazed window, plumbing and space for washing machine, tiled flooring and stable door to garden.

Shower Room

Front aspect double glazed window, shower cubicle, wall hung wash hand basin, WC, tiled splash backs, shaver socket, extractor fan, radiator and vinyl flooring.

Landing

Laid to carpet, air ventilation system and access to loft (the loft is part boarded with lighting)

Bedroom One - 13' 1" x 8' 0" (3.980m x 2.451m)

Two rear aspect double glazed windows, double built in wardrobe and laid to carpet with under floor heating.

Bedroom Two - 11' 8" x 8' 3" (3.555m x 2.527m)

Front aspect double glazed window and laid to carpet with under floor heating.

Bedroom Three - 7' 9" x 7' 3" (2.371m x 2.207m)

Front aspect double glazed and laid to carpet with under floor heating.

Bathroom

Rear aspect double glazed window, bath with shower over, wash hand basin with vanity unit, WC, extractor fan, tiled splash backs, vinyl flooring and chrome heated towel rail.

Front Garden

A gate opens into a front garden laid mainly to lawn with pathway to front door enclosed by wall and hedges.

Rear Garden

Laid mainly to lawn with pathway to rear gate. Additional covered patio area with shed. The garden is enclosed by wall and fencing.

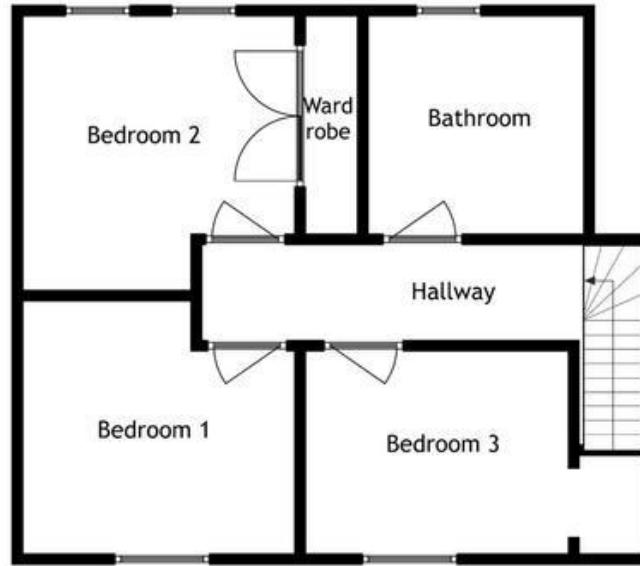
Parking

There is a car port at the rear of the property which provides off road parking for 2 cars.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Following the A359 into Marston Magna and continue into Queen Camel. The property is situated on the right hand side just opposite the convenience store.

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.



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