



To Let

Yeovil, BA21 3FZ

Monthly Rental Of £950



ORCHARDS
ESTATES

Situated in a highly sought after development of stunning homes in Yeovil, this beautifully presented three bedroom luxury apartment offers bright spacious rooms, en-suite shower room and two allocated parking spaces. The accommodation comprises inviting entrance hall, generous lounge/diner through to a well equipped modern kitchen, three bedrooms, family bathroom and en-suite shower room. An early viewing comes highly recommended to fully appreciate all that this delightful apartment has to offer in this great 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. This home benefits from easy access to local shops, town, schools and the local bus service. There are active community groups in the area.

Communal Entrance

Stairs to all flats. There is also a communal storage cupboard.

Entrance Hall

Double cupboard housing meters, ventilation system, wi-fi outlet, spot lights, phone entry system, storage cupboard, laid to carpet, radiator and doors to:

Open Plan Kitchen/Living/Dining Room - 24' 0" x 16' 8" (7.323m x 5.080m) 'L' shaped

One front aspect, two side aspect and one rear aspect double glazed sash windows, living/dining area laid to carpet, kitchen area with tiled floor, fitted kitchen comprising a range of wall and base units with worktops over, integrated appliances to include induction hob with extractor over, double oven with microwave oven, washer/dryer, dishwasher and fridge/freezer, spot lights and three radiators.

Bedroom One - 11' 5" x 11' 3" (3.480m x 3.440m)

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

En-Suite 6' 5" x 6' 0" (1.951m x 1.828m)

Shower cubicle, wall hung wash hand basin with vanity unit. wall hung WC, inset bathroom cabinet with mirrored door and light, extractor fan, fully tiled walls, tiled floor and chrome heated towel rail.

Bedroom Two - 11' 0" x 8' 4" (3.364m x 2.550m)

Front aspect double glazed sash window, laid to carpet and radiator.

Bedroom Three - 8' 5" x 6' 2" (2.560m x 1.877m)

Front aspect double glazed sash window, laid to carpet, radiator and access to loft space.



Bathroom - 8' 4" x 6' 9" (2.529m x 2.061m)
Rear aspect double glazed sash window, bath with shower over, all hung wash hand basin with vanity unit, wall hung WC, inset bathroom cabinet with mirrored door and light, fully tiled walls, tiled floor, extractor fan and chrome heated towel rail.

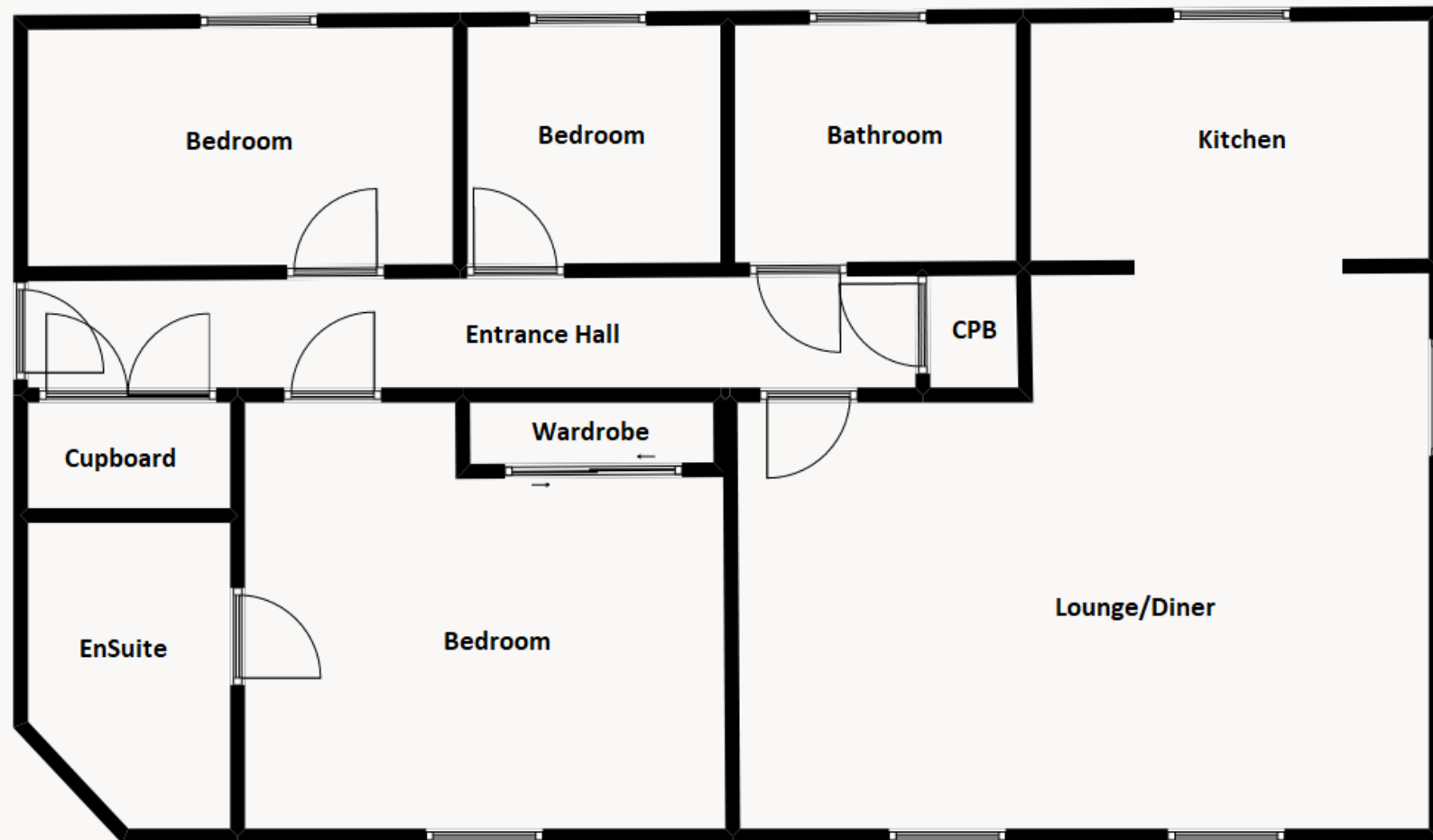
Parking
There are two allocated parking spaces within an enclosed courtyard area.

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
Proceed along Thorne Lane and at the roundabout take the exit onto Higher Eastern Hill. Follow the road round to the right and into Shepherd Close and take the next right into Shepherd Court.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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