



To Let

Buckle Place, Yeovil, BA22 8SG

Monthly Rental Of £875



ORCHARDS
ESTATES

Modern Two bedroom house situated in the popular Houndstone area within Yeovil.

The accommodation briefly comprises with an entrance hall, kitchen and living room on the ground floor.

To the first floor there is a modern fitted bathroom with one double bedroom and another smaller bedroom, suitable for a home office.

There is also a small garden to the front and rear together with an off road parking space.

Monthly Rental Of £875



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.

Approach

This property is a terraced, set back from the access road.

Ground Floor

The ground floor compromises with an entrance hall, modern fitted kitchen on the right and large reception room with patio doors leading to the rear garden.

Upper Floor

The upper floor compromises from one double bedroom with fitted storage cupboards and one smaller bedroom suitable for a single bed, nursery or home office. This floor also comes equipped with a fully fitted family bathroom.

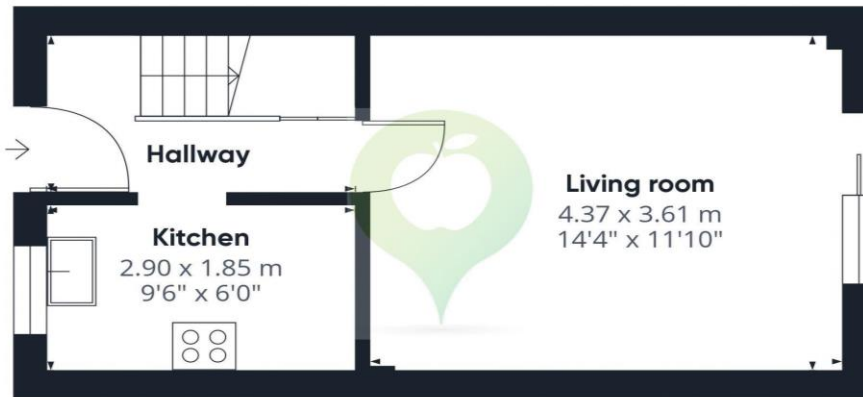
Rear Garden

Behind the house is a good sized, private garden with a patio area and lawn.

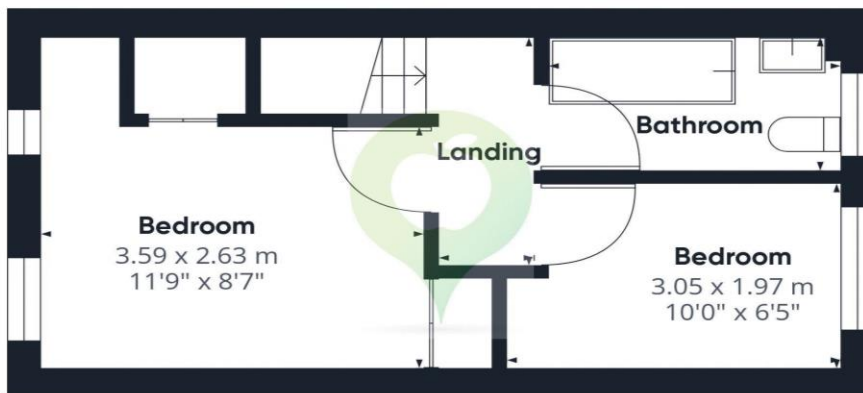
AGENTS NOTE

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. All available for your convenience. 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, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.





Floor 1



Floor 2



Approximate total area¹⁾
50.13 m²
539.56 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



01460 477977 or 01935 277977



www.orchardsestates.com



ORCHARDS
ESTATES

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

AWAITING EPC