



To Let

Orchards Estates - Celebrating 10 years of helping you move



Font Villas, Yeovil, BA22 9BY



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Super spacious and recently updated house situated in the lovely village of West Coker. The property offers generous accommodation over 2 floors. The entrance level has entry door with exterior hall providing access to a rear storage area and internal door to hallway with doors to the kitchen, living room, downstairs WC and stairs to the first floor. Also on this floor and accessed from the living room is a separate dining room and further a sun room. Upstairs are 2 generous bedrooms and the main bathroom. Large front garden which is elevated above the road and spacious rear garden.



LOCATION

West Coker is a popular village circa 3 miles to the west of Yeovil.

The village has several amenities including primary school, doctors, butchers, post office and garage.

A much wider range of amenities can be found within 3 miles of Yeovil including railway connections to London/Waterloo.

Approach

Set on the rear side of Font Villas this property is set back from the access road over several steps and path along the front garden.

As an end of terrace you can easily access the rear garden also.

Ground Floor

With front door opening to an external hallway providing access to a storage area and then internal door opening to the house itself.

From the internal front door there is door to your right opening to the kitchen.

A further door opens to the living room which then provides access to the dining room and off the rear is a sun room area.

Also on this floor is a very handy downstairs WC and stairs to the first floor.

Upper Floor

The bedrooms on this floor are generous and offer nice rear views over the garden and to the open countryside. The main bedroom has built in storage. On this floor is also the bathroom.

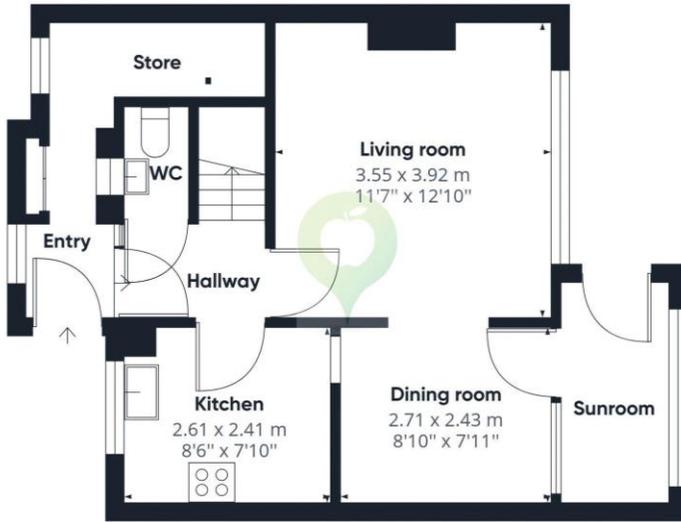
Rear Garden

Elevated behind the house and spacious.

Directions

From Font Lane turn into Font Villas. Drive along here for a short while and you will see the Orchards Estates TO LET Sign helping you easily identify the property. One of our colleagues will be there to meet you and show you around.





Floor 1



Floor 2



Approximate total area⁽¹⁾

73.91 m²
795.61 ft²

(1) 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

AGENTS NOTE

Orchards Estates Estate and Letting agents - 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, and 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.



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