



To Let

Chiselborough, TA14 6TT

Monthly Rental Of £1,700



ORCHARDS
ESTATES

Detached family home with driveway and garage in sought after village location. The accommodation comprises living room, separate dining room, modern fitted kitchen, separate utility room, study/office and cloakroom. Upstairs are four bedrooms, a family bathroom and separate WC. To the rear of the property is a beautiful landscaped garden which backs onto open fields. To the front of the property is a driveway and a garage.

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LOCATION

The property is situated in the pretty village of Chiselborough 'village in the valley' which consists mainly of period stone houses. The village has its own church and public house. Local amenities can be found at nearby Norton-sub-Hamdon, Stoke-sub-Hamdon or Crewkerne which also has a mainline station to London (Waterloo). Yeovil and Taunton are the commercial centres for the area with excellent shopping and leisure facilities. The A303 trunk road provides access to the M5 and via the M3 to London. The area is also well served by independent schools at Perrott Hill, Sherborne, Millfield, Hazlegrove, Port Regis and Leweston. Sporting facilities include horse racing at Wincanton, Exeter and Taunton, golf at Sherborne, Bridport and Windwhistle. Local shoots and hunting. Coarse fishing and water sports on the Dorset coastline.

Entrance Hall

Door to front and door to hallway.

Inner Hall

Stairs to first landing, tiled flooring and doors to:

Living Room - 15' 5" x 14' 6" (4.7m x 4.42m)

Front and rear aspect double glazed windows, feature open fireplace, laminate flooring and double glazed patio doors to garden.

Dining Room

Rear and side aspect double glazed windows, laminate flooring, radiator and double glazed French doors to garden.

Kitchen - 15' 5" x 9' 6" (4.7m x 2.9m)

Front and rear aspect double glazed windows, fitted kitchen comprising a range of wall and base units with worktops over, one and a half bowl ceramic sink, space for cooker with extractor over, vinyl flooring, plumbing for dishwasher and radiator.

Utility Room - 8' 6" x 5' 3" (2.6m x 1.6m)

Double glazed door to side, rear aspect double glazed window, plumbing for washing machine, range of base units with worktops over, single bowl sink, tiled flooring and radiator.

Cloakroom

Wash hand basin, WC, extractor fan, vinyl flooring and radiator.

Study/Office - 12' 8" x 10' 8" (3.85m x 3.25m)

Front and side aspect double glazed windows, meter cupboard and two fitted cupboards.

First Landing

Rear aspect double glazed window and stairs to first floor.

Second Landing

Airing cupboard, loft hatch, radiator and doors to:

Bedroom One - 15' 5" x 13' 1" (4.7m x 4m)

Side aspect double glazed window, built in wardrobe and radiator.

Bedroom Two - 12' 10" x 12' 6" (3.9m x 3.8m)

Front and side aspect double glazed windows, one double and one single built in wardrobe and radiator.



Bedroom Three - 13' 5" x 11' 6" (4.1m x 3.5m)

Front and side aspect double glazed windows and radiator.

Bedroom Four - 12' 10" x 12' 6" (3.9m x 3.8m)

Side and rear aspect double glazed windows and radiator.

Bathroom

Front aspect double glazed Velux type window, bath with mixer taps, wash hand basin, tiled walls and vinyl flooring.

WC

Front aspect double glazed Velux type window, was hand basin, WC and tiled walls.

Rear Porch

Door to rear, two storage rooms and door to garage.

Garage - 19' 8" x 13' 1" (6m x 4m)

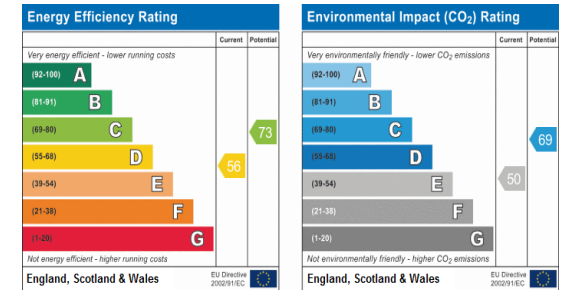
Roller door, roof space and personal door to side.

Driveway

Driveway to front providing off road parking for several vehicles surrounded by landscaped areas with mature trees and shrubs and gated access to side of property.

Rear Garden

Beautiful landscaped garden mainly laid to lawn with mature shrubs and trees and pond enclosed by fencing.



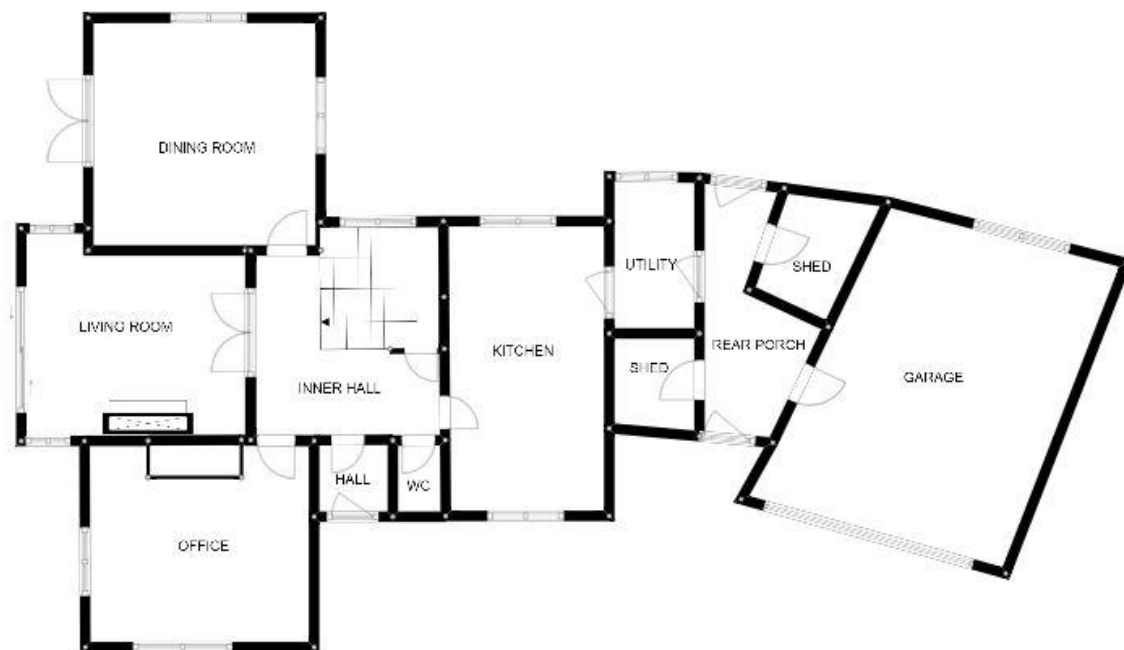
Directions

Using the Cat Head Inn as your starting point, drive South Westerly on Cat Street. The property can be found on the left had side opposite the turning for Taylors Orchard.

AGENTS NOTE

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