



**To Let**

Folly Fields, Yeovil, BA21 4PH  
Monthly Rental Of £1,400



**ORCHARDS**  
ESTATES

This beautifully updated property offers a superb opportunity in a highly convenient location, situated at the end of a no through road in Yeovil. The home features an inviting entrance hall leading to a bright and spacious open plan living and dining area, complemented by a modern design and patio doors that open into a charming sunroom.

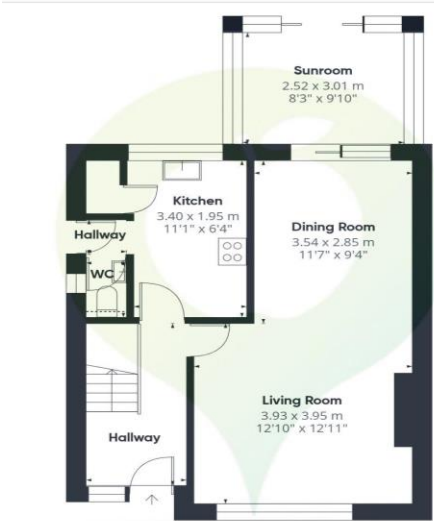
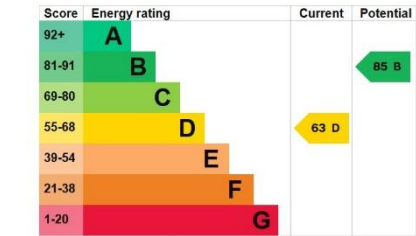
A contemporary kitchen and a ground-floor WC add to the practicality and style of the space.

Upstairs, there are two generous double bedrooms and a large single bedroom, the doubles both benefiting from built-in wardrobes.

The stylish family bathroom includes a walk-in shower, and there is an airing cupboard is conveniently located on the landing.

Externally, the property boasts a tiered, low-maintenance rear garden with a patio area and direct access to the garage, which is equipped with electricity.

To the front, there is off-road parking for two vehicles.



Approximate total area<sup>(1)</sup>

89.3 m<sup>2</sup>  
962 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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